



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 92/25

### PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, March 5, 2025

Time: 9:00a.m.

**Hybrid Meeting via Webex or Room L2-80 Boards and Commission**

#### Board Members

Maureen Elenga

Sage Kim

Jose Lorenzo-Torres

Henry Watson

#### Staff

Genna Nashem

Absent

Karl Mueller

Steven Sparks

Key:

BM: Board Member

SM: Staff Member

AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:05

**030525.1 ROLL CALL**

**030525.2 PUBLIC COMMENT**

**030525.3 MEETING MINUTES**

Jan 15, 2025

MM/SS SK/HW Approved

**030525.4 CERTIFICATES OF APPROVAL**

**030525.41 118 S Washington St**

The Meyer

The applicant did not attend the meeting so that application was postponed.

**030525.42 201 S King St**

Nolo

Tom's Watch Bar

**Proposed:** Alteration of the building to install a new canopy and change a window to a door.

The Board did not have a strong preference so supported the applicant's preferred alternative of the canopy the full length of the existing canopy though it will not be fully covered.

**Draft Motion:**

I move to recommend granting a Certificate of Approval for Alteration of the building to install a new canopy and change a window to a door as shown in (option 1 with the longer canopy.)

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 March 5, 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

**23.66.140 Height**

**23.49.180 - Additional height in the PSM 85-120 zone**

**Design Guidelines for New Construction on the North Lot in Pioneer Square**

VI Building Signs, Awnings and Canopies

**Rules for the Pioneer Square Preservation District**

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

MM/SC/JLT/SK

4:0:0 Motion carried.

**030525.5 BRIEFING**

030525.51 **506 2<sup>nd</sup> Ave**  
Smith Tower  
Café Vita

Briefing of proposed signage and lighted design feature

Board members thought that the two blade signs were compliant but wanted more detail how they intend to use existing patched holes and make the sign frame align to the holes.

Most member thought that the feature added conjectural features that were not originally there and that the feature interrupted vertical orientation of the two-story base by bisecting it, the feature changed the architectural hierarchy of the simple granite base holding the decorative middle and top. They thought it detracted from the real leaded glass windows which was identified as an original feature. It was noted that what the applicant thought was an alteration was an original feature of a built-in vent.

One member thought the proposed lighted feature was distinct as a new element and would not have the same appearance as an internally lit sign but needed more information on the projection of the feature and attachments to determine appropriateness.

Members suggested that if providing pedestrian light was the goal to look for alternatives for improved light such as a simple hidden strip light fixture above the windows that shines down on the pedestrian area, new light fixtures to replace the existing light fixtures that are not original or lighting up existing architectural features.

One Board member suggested viewing the building at night being what was provided was a photo that was taken during the day and darkened to appear at night rather than an actual photo taken at night.

The applicant said the building owner was going to propose other building lighting as well.

**030525.6 BOARD BUSINESS**

**030525.7 REPORT OF THE CHAIR**

**030525.8 STAFF REPORT**

Administrative Review Report provided by Genna Nashem