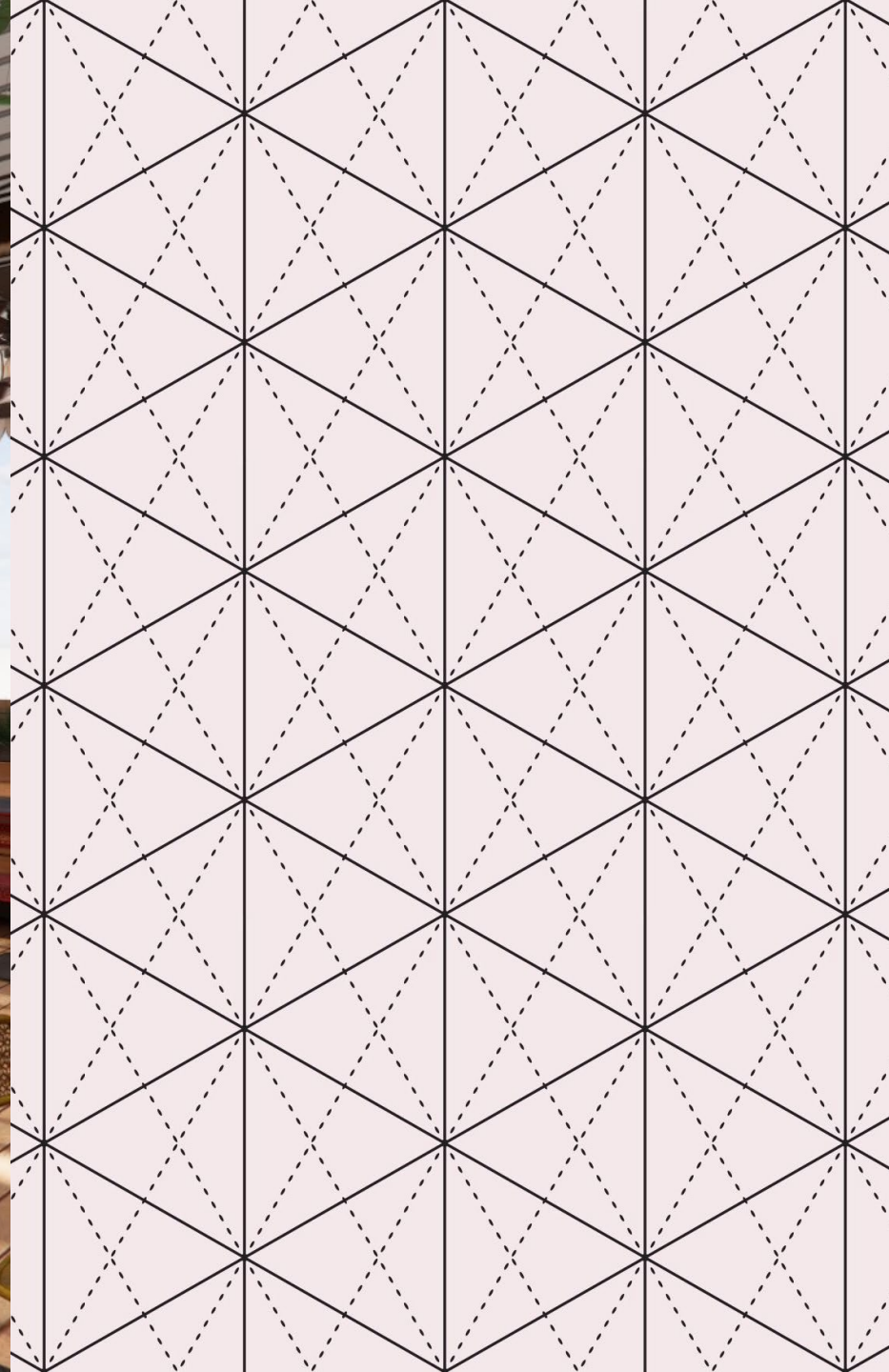




# Place Pigalle Deck Expansion

---

MHC DESIGN – EARLY CONCEPT  
APPROVAL



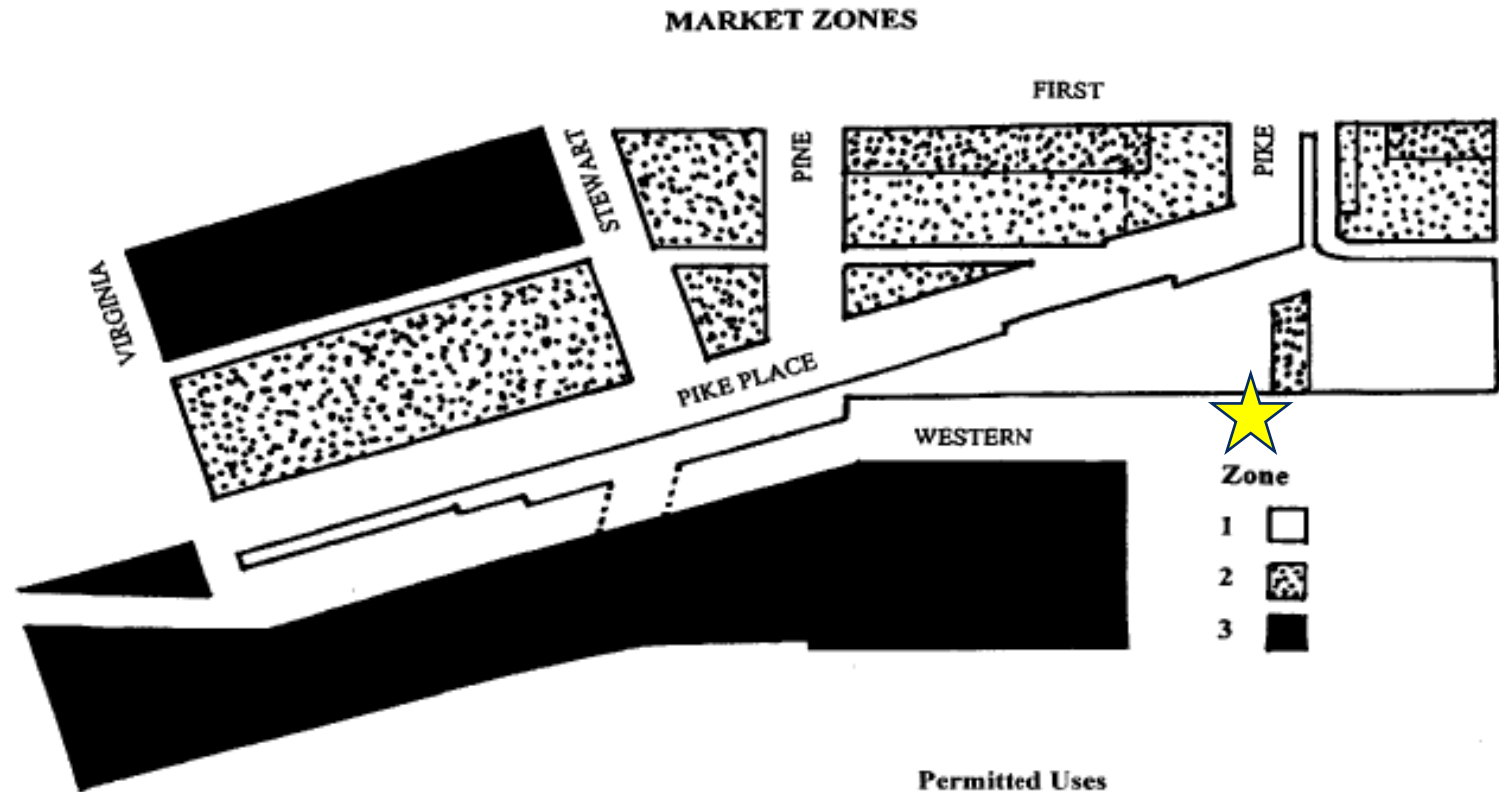


# Project Overview

- Construction of new steel/glass rooftop deck
- Utilizes only the flat roof above Place Pigalle
- Up to 48 seats
- Patrons ascend via an interior stair, a new rear stair door provides second egress via emergency exit
- Hours: 11am – 11pm
- Oyster-forward cold kitchen, and compact cocktail bar.

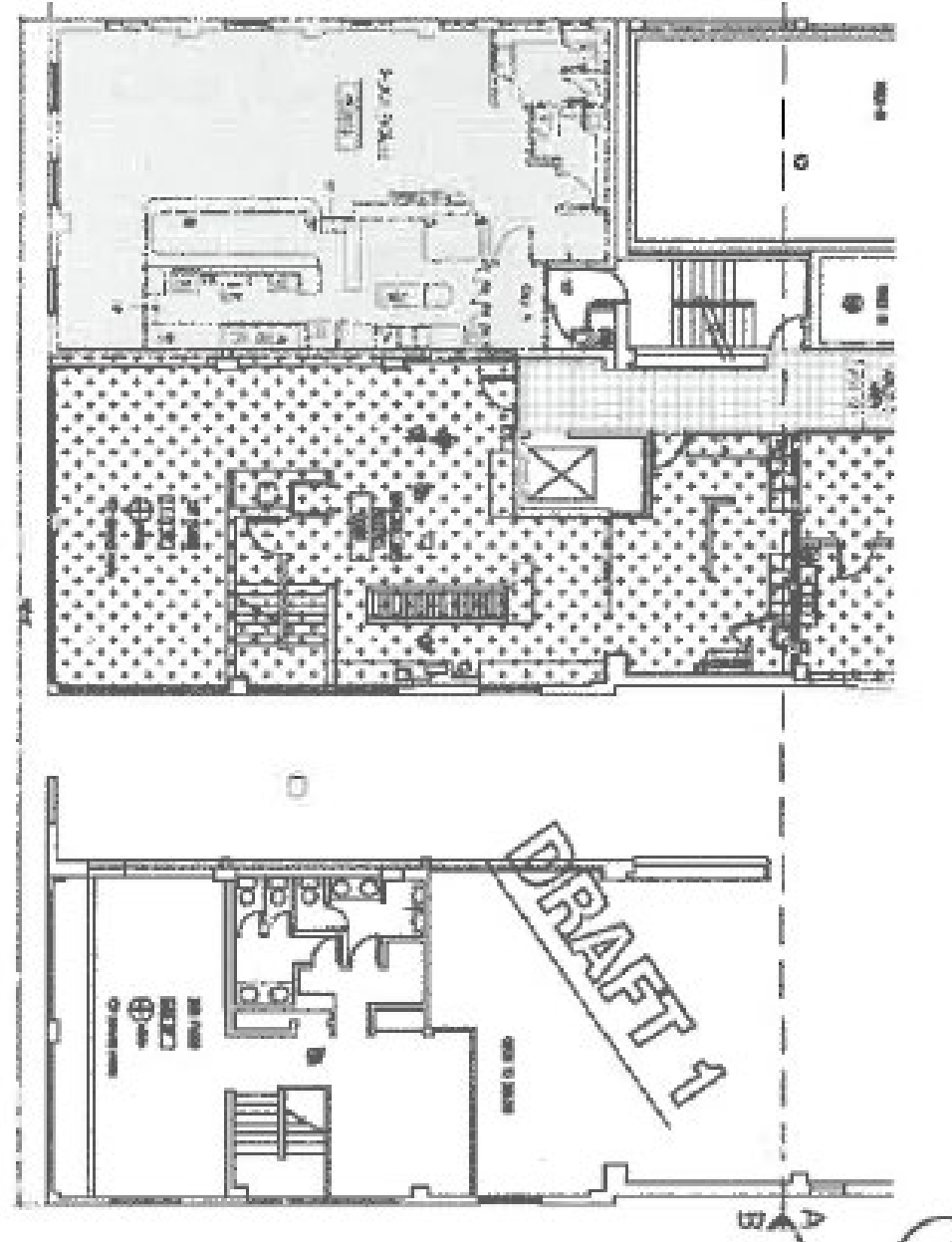


# Site Map



Permitted Uses			
	Zone 1	Zone 2	Zone 3
Street Level	Food a-b Retail b	Food a-e Retail a-d	All Uses
Below Street Level	Food a-e	Food a-e Housing a-b Social a	All Uses
	Retail a-b	Retail a-d Other a-b	
Above Street Level	All Uses	All Uses	All Uses

# Space Plan



# Design Overview

Feature	Historic Sensitivity	Benefit
<b>Retractable glass pergola</b> (set flush with roof - highest point ≈ 12-14 ft above existing parapet)	Sight-lines from First Ave and Western Ave preserved	Year-round activation without a perceptible “added floor”
<b>Interior mini-split HVAC</b> (existing rooftop package units removed)	Clears roof clutter; no exterior condensing units in view	Improves energy efficiency & opens roof plane
<b>Lightweight steel curb system</b> (bolted to rim beams)	No new columns through historic dining room; membrane penetrations limited to curbs	Fully reversible installation
<b>Electric kitchen with shared hood exhaust; low-profile fan terminates above pergola ridge</b>	Integrates Place Pigalle’s existing hood line; no bulky new rooftop boxes	Code-compliant ventilation with minimal visual impact
<b>Material palette</b> – blackened steel, low-iron glass, muted brass	Echoes existing Market ironwork & Place Pigalle interior	Contemporary yet complementary
<b>Subtle lighting</b> – warm-white LED strips recessed in mullions	Soft nighttime glow; no up-lighting	Preserves nighttime ambience
<b>Second means of egress</b> – new door through rear stairwell wall (see photo mock-up)	Uses existing concrete stair; no exterior exit enclosure	Meets life-safety & Building Code

---

# Existing Conditions





---

# Existing Conditions



---

# Proposed





---

# Proposed





# 2<sup>nd</sup> Exit



Existing



Proposed



---

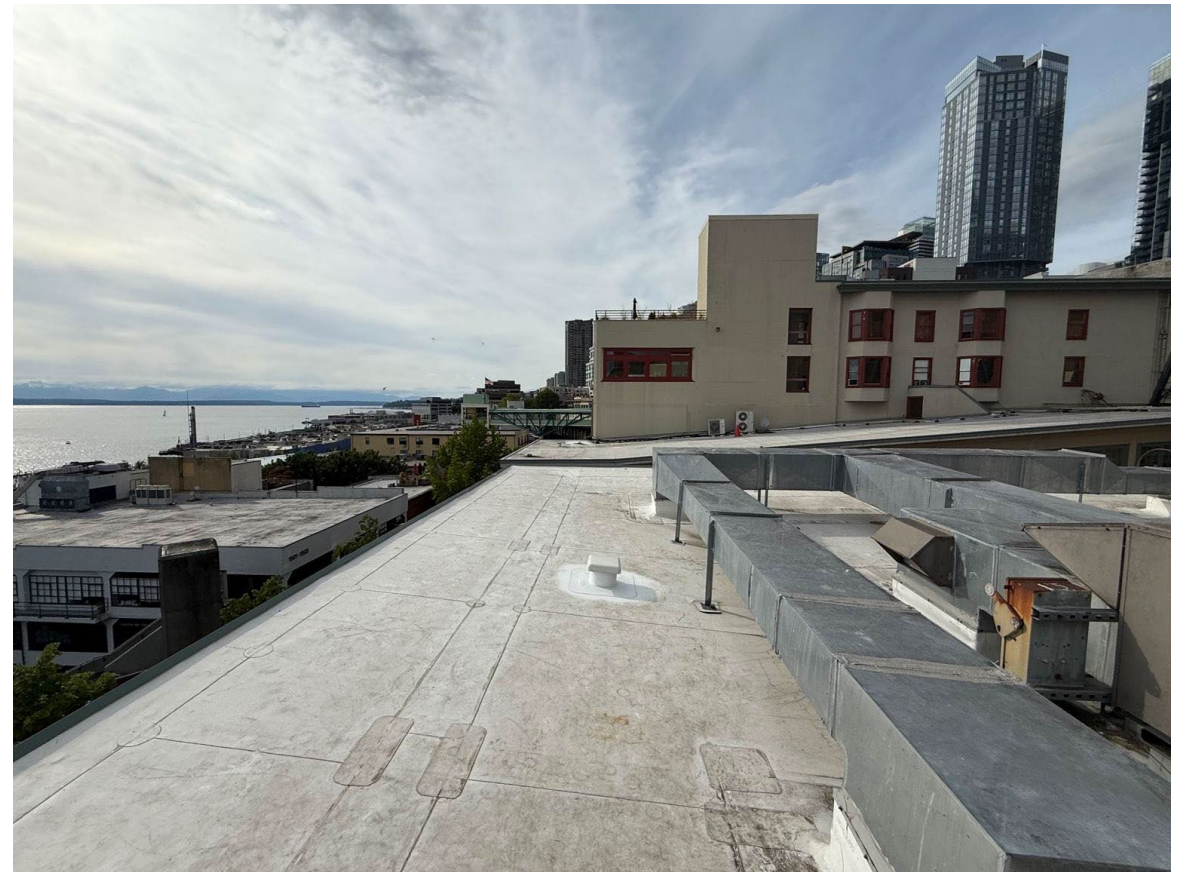
# Existing Conditions





---

# Existing Conditions



---

# Existing Conditions





## **Historic Commission Responses**

### **Comment 1 – Size of rooftop and existing business space**

- **Existing Place Pigalle interior area:** approximately 1,600 sq. ft. (dining room, bar, and kitchen).
- **Proposed rooftop deck:** approximately 1,400–1,500 sq. ft., slightly smaller than the interior footprint due to parapet setbacks. The new rooftop space will be enclosed within a retractable glass pergola and designed for roughly 40–50 guests, with final seating count to be determined in coordination with structural capacity and egress requirements.

### **Comment 2 – Preliminary Design Waiver**

As requested, please note:

*We are requesting Preliminary Design review and hereby agree that the Commission's decision on the preliminary design is immediately appealable, and we waive the deadline for a decision on subsequent design phases per SMC 25.24.060(C).*

### **Comment 4 – Description of proposed work**

The project scope is focused on **new rooftop construction** and necessary access/life-safety modifications:

- **Rooftop addition:** Construction of a retractable glass pergola set within the roofline, supported by a lightweight steel curb system, with integrated rooftop bar and kitchen. The design prioritizes reversibility, minimal roof penetrations, and removal of outdated rooftop mechanical clutter.
- **Access modifications:** Conversion of the existing ladies' restroom footprint into an interior stairwell to provide guest access to the rooftop.
- **Life-safety:** Installation of a new rear egress door that connects into the existing La Salle Building concrete stairwell, ensuring compliance with exiting requirements.

No other alterations are proposed to Place Pigalle's existing dining room, bar, or kitchen.



**Comment 5 – Dimensions of proposed structure**

- **Height:** approximately 12–14 ft above existing parapet.
- **Width:** approximately 28 ft (east–west).
- **Depth:** approximately 52 ft (north–south).
- **Usable rooftop area:** reduced modestly inside these bounds due to parapet setbacks, resulting in ~1,400–1,500 sq. ft. of buildable space.