



The City of Seattle

Pioneer Square Preservation Board

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PSB 228/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, September 3, 2025

Time: 9:00a.m.

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

Board Members

Montana Houston (MH)
Sage Kim (SK)
Jose Lorenzo Torres (JLT)
Henry Watson (HW)
Maureen Elenga (ME)

Staff

Genna Nashem
Nelson Pesigan

Absent:

None

Key:

BM: Board Member

SM: Staff Member

AP: Applicant

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

090325.1 ROLL CALL

090325.2 PUBLIC COMMENTS

There were no public comments.

090325.3 MEETING MINUTES

June 4, 2025

MM/SC/SK/HW

3:0:1 Chair Maureen Elenga abstained. BM Montana Houston did not vote.

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

The motion passed and the minutes were approved.

090325.4 CERTIFICATES OF APPROVAL

090325.5 BRIEFING

090325.51 Prefontaine Fountain

450 3rd Ave

Briefing on proposed alterations to the fountain

Laura Laney, project manager with Berger Partnership, provided updates on the Prefontaine Fountain project. The project is at the 60% design and construction documentation stage, focusing on addressing aging infrastructure, public health, and safety issues, including visibility and depth concerns of the fountain bowl. The goal is to restore the fountain and create a user-focused public open space.

Chair Elenga expressed appreciation for the turtle design, noting that it closely resembles the original and appears to be constructed to withstand environmental exposure.

Vice Chair Torres echoed Chair Elenga's remarks regarding the turtle's design and craftsmanship. Vice Chair Torres emphasized the importance of clarifying that the figures and design are contemporary interpretation rather than original artifacts and encouraged the design team to document this distinction for public awareness.

Chair Elenga agreed that visual differentiation would help the public recognize that the turtle design is not an original form.

Chair Elenga also commented on the trench drain patterns, acknowledging a preference for the Oblio design.

Vice Chair Torres concurred with Chair Elenga's comments and reiterated the need to communicate that the design is contemporary.

Board Members Montana Houston, Saige Kim and Henry Watson supported the preferred design choice and expressed no objections to advancing the proposal.

Chair Elenga discussed the tile options for the bowl replacement and indicated a preference for Option 3B.

Vice Chair Torres supported Option 3B, noting that radius or arch aligns with the bowl's form and provides a clear contrast to the glass features.

BM Houston agreed with Option 3B, favoring its hexagonal mosaic design.

BM Watson also endorsed Option 3B as the preferred choice.

Laura Laney stated that the next project update will be presented to the board at 90% completion and will include a full Certificate of Approval (CofA) presentation.

090325.52 Grand Central, City Loan and Buttnick buildings
(Squire Latiner, Gottstein, Brunswick-Balke-Collender)
200 1st Ave S

Briefing on proposed substantial alterations and reuse of the three buildings including an addition

Scott Clark from Clark Barnes presented a proposal for a wellness hotel and spa, emphasizing the need for feedback from the board on the project's scale and massing.

Scott Clark introduced Brian Heather, Cascada, who provided a brief introduction and summary of Cascada concept and its relation to the proposed project.

Chair Elenga. Chair Elenga expressed concerns the addition did not fit the definition of a greenhouse or the height and roof coverage limitations in the code, as well as the overall mass and scale of the addition. The applicant said they would call the addition a conservatory. She said it is also not a penthouse it is additional floors. She thought that the visibility from the park side should not be considered a secondary façade. Chair Elenga noted that the current proposal for the addition does not comply with the Secretary of the Interior's standards for additions specifically a rooftop addition should not be more than one story, should be set back a full bay, should be simple and unobtrusive, should not be visible from the right of way; she said that she would not say that the addition complies with any of those

Vice Chair Torres echoed Chair Elenga's concerns and recommended further visual exploration to ensure the proposed addition does not diminish the historical character of the existing buildings. He said that there will be a lot of structure and would appear as a more substantial addition than how it is rendered. He agrees that buildings are exposed on all sides making them different than other buildings that have a back of house or alley facades. He said that needs to be considered in this design.

Chair Elenga noted that the Grand Central building is individually listed on the National Register of Historic Places which gives it additional distinction.

BM Houston inquired about the project's definition of a "community center." She said that the term was a misnomer as people think of that is place where all people can come and experience. She assumes that the spa would have to have purchase admission

Applicant Brian Heather responded that the arcade would be open to the public as a passageway through the building, accessible for eighteen hours a day, however, clarified that a day pass would be required to use the facility.

Chair Elenga said that though differentiation is encouraged, but the addition also has to be compatible. BM Tores said that the addition should not distract from the historic character of the buildings, it should not dominate the building.

BM Watson thought that the board's comments are not to discourage the applicant from continuing to develop the project as everyone wants that buildings revitalize

Board members agreed that revitalizing the buildings is important and reiterated that the proposed addition is excessive and detracts from the visual character of the historic buildings, and recommended that the scale of the additions be reconsidered

Presenter Scott Clark emphasized that the conservatory is a critical component of the proposed hotel program, serving as a significant architectural feature.

Vice Chair Torres supports the hotel's programmatic intent but suggested a revised approach that would reduce the visual impact of the additions on the historic buildings and minimize their visibility. He reiterated that there will be structure and the solar panels that will make it visible and there will be a need to design it differently, lower it and or separate it. Alternatives should be explored.

Ian Morrison, the land use attorney for the applicant, said that the purpose of the presentation was to gather early feedback from the board, and distinguished between the land use code, the board's design guidelines, and the Secretary of Interior's standards, and discussed how the project might align with the applicant's programming needs. He said that the applicant does not intend to apply for Historic tax credits.

SM Nashem summarized the discussion, noting that the board does not support the project as currently presented, however, the Board is open to considering a revised proposal that incorporates the board's feedback on scale and massing.

090325.6 BOARD BUSINESS

090325.7 REPORT OF THE CHAIR

090325.8 STAFF REPORT

Administrative review provided by Genna Nashem includes the following.
Installation of cell antennas on the newly installed light poles at the previously approved site at 800 Occidental Parking Lot
Approval to extend the soccer pitch at 117 South Washington through October.

Replacement of structural support in the areaway at 101 Yesler.

Replacement of a storefront door at 505 1st Avenue.

Meeting adjourned at 10:45 am