



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 198/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, July 8, 2026

Time: 9:00 a.m.

Hybrid Meeting Via Webex Or Room L2-80 Boards And Commission

Board Members

Maureen Elenga, Chair, (ME)
Sage Kim (SK)
Jose Lorrenzo Torres, Vice Chair, (JLT)
Sean O'Brien (SOB)
Maya Spotted Bear (MSB)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Katrina Plewinski (KP)
Catherine Walker (CW)
Henry Watson (HW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:10 a.m.

070826.1 ROLL CALL

070826.2 PUBLIC COMMENTS

There were no in-person and virtual public comments.

070826.3 MEETING MINUTES

April 29, 2026

MM/SC/JLT/MSB

4:0:1

The motion passed and was approved. BM Sean O'Brien abstained.

The approval of May 6, 2026 minutes was deferred.

070826.4 CERTIFICATES OF APPROVAL

070826.41 FB and P building

562 1st Ave S

Proposed: Alteration of the fire escape to add steel mesh panels to enclose the lower level

AP Raymond Tran of North Architects presented a proposal for security-related modifications to the existing exterior steel fire escape at 562 1st Ave S, a historic brick commercial building within the Pioneer Square Preservation District. The project involves installing painted expanded metal mesh panels around the second-floor fire escape landing and adding a secure, non-locking ladder access hatch at the lower level.

These changes are intended to prevent unauthorized climbing from the public right-of-way while maintaining full life-safety functionality. The expanded metal mesh was selected after evaluating several alternatives, based on cost-effectiveness, compatibility with the historic façade, and compliance with fire and building codes. The enclosure design is intended to remain visually permeable so that the historic brick masonry and overall architectural character of the building are preserved.

The fire escape structure, and standpipe, will remain unchanged.

Raymond confirmed that the fire escape remains fully operational and stated that the proposed work will not affect its functionality.

BM Sage Kim stated that after participating in the ARC meeting the previous week and observed that the historic character of the fire escape remains well preserved under the proposed application. Sage expressed no concerns, noting that the feature is detachable, and indicated her support for the project.

Action:

Vice Chair Jose Lorenzo Torres moved to recommend granting a Certificate of Approval for alteration of the fire escape to add steel mesh panels to enclose the lower level.

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 July 8, 2026 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.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

Rehabilitation is defined as the act or process of making possible 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.

X. FIRE ESCAPES Fire escapes are important character-defining features of numerous buildings in the District. They are particularly important in contributing to the special character of the District's alleyscapes. Proposals to remove or alter fire escapes shall be reviewed on a case by case basis with special consideration given to safety issues. However, as a general rule, fire escapes shall be retained. (7/99)

Secretary of Interior Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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/JLT/SK

5:0:0

The motion passed and was approved unanimously.

070826.42

Washington Park/Lowman Printing building

68 S Washington St

Proposed: Change of use from office to craft work for a model shop including accessor uses as a gallery and community space, and alteration of a previously altered entrance to a storefront.

AP Leah Calvo of LMN Architects presented a proposal for tenant improvements at 68 S Washington Street involving a change of use from office and restaurant space to “craft work,” establishing a new LMN Shop that will function as a design studio, model shop, public gallery, and community programming space.

The historic brick and limestone façade will be preserved, with scope limited to enclose the western entrance by infilling it with a new storefront system matching the existing adjacent storefront; all other street-level entrances will remain accessible. They noted that this entrance had been altered over time and that the storefront system was not original at this location. The LMN Shop will continue the firm’s longstanding community-focused activities, including art exhibitions, youth mentorship, and public events, contributing to Pioneer Square’s cultural and street-level vitality.

The proposed craft work use aligns with SMC 23.66.122 and occupies 33 percent of the block frontage and 17 percent of the block area, remaining within allowable thresholds

Board members expressed unanimous support for the proposed change of use, noting no concerns with the application. They observed that the existing business has been a positive and active presence in the community and agreed that the proposed use in this location would continue to benefit the neighborhood.

Board members expressed general support for the proposed alterations, noting that the work is well detailed, compatible with existing conditions, and respectful of the building's character. The board appreciated efforts to retain original materials and ensure that changes remain reversible. No concerns or objections were raised regarding the scope or nature of the proposed alterations.

Action:

Vice Chair Jose Lorenzo Torres moved to recommend granting a Certificate of Approval for change of use from office to craft work for a model shop including accessor uses as a gallery and community space, and Alteration of a previously altered entrance to a storefront 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 July 8 2026 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.

23.66.130 Street-level uses

A.1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

a. Any use occupying more than 50 percent of any block front;

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

c. All other uses with gross floor area over 10,000 square feet; d. Professional services establishments or offices that occupy more than 20 percent of any block front; and

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

Pioneer Square Preservation District Rules

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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

Secretary of Interior Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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/JLT/SK

5:0:0

The motion passed and was approved unanimously.

070826.5 BRIEFING

070826.51 No briefings

070826.6 BOARD BUSINESS

070826.7 REPORT OF THE CHAIR

070826.8 STAFF REPORT

Genna reported that no new administrative Certificates of Approval had been issued since the previous week.

Meeting adjourned at 9:52 a.m.