



The City of Seattle

Pioneer Square Preservation Board

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PSB 241/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, September 2, 2026

Time: 9:00 a.m.

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

Board Members

Maureen Elenga, Chair, (ME)
Jose Lorrenzo Torres, Vice Chair, (JLT)
Sean O'Brien (SOB)
Katrina Plewinski (KP)
Maya Spotted Bear (MSB)
Catherine Walker (CW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Sage Kim (SK)
Henry Watson (HW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:03 a.m.

090226.1 ROLL CALL

090226.2 PUBLIC COMMENTS

There were no written or spoken public comments.

090226.3 MEETING MINUTES

June 3, 2026
MM/SC/CW/KP
4:0:0
The motion passed.

July 1, 2026
MM/SC/JLT/MSB
3:0:0
The motion passed.

090226.4 CERTIFICATES OF APPROVAL

090226.41 Seattle Hardware Building
83 S King Street
Applicant: Julie Glenn

Proposed: Alterations to convert a window to a door on the 8th floor to allow access to an existing roof top deck

Staff report: The rooftop garden is on an addition to the Seattle Hardware annex building. The hyphen addition connects the historic Seattle Hardware building to the new construction at 505 1st Ave. The buildings are under the same ownership.

The Secretary of Interior Standards suggest that when a new door is needed that it be added to a secondary side and that an existing opening such as a window be converted to the door to keep the rhythm of the penetration pattern. More typical is a window extended down from the sill. In this case because of the existing roof, the adjusted opening is proposed extending up. The width of the opening is unchanged. The Board may also consider that the alteration is proposed for the 8th floor. While it may be visible from some locations the location as demonstrated is not visible from street level in the application's existing photos and the Board could consider that limited visibility as it considers the overall impact to the building as well as that there are other windows that remain.

Julie Glenn presented a proposal for modifications at 83 S. King Street involving the replacement of an existing window with a taller opening and new door to provide access to the roof amenity area. The presentation documented existing roof-deck and street-level conditions, noting that the scope of work is largely not visible from the public right-of-way.

Renderings illustrated the proposed door installation, associated paver platform, and pathway improvements using materials matching existing

conditions, including new lighting fixtures consistent with current site lighting. The submittal also outlined structural details for the enlarged masonry opening and new steel lintel installation.

Overall, the applicant's proposal sought to improve access and circulation while maintaining compatibility with the building's existing materials and the character of the surrounding district.

Action:

BM Catherine Walker moved to recommend granting a Certificate of Approval for Alterations to convert a window to a door on the 8th floor to allow access to an existing roof top deck

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 Sept 2, 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

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.

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/CW/JLT

6:0:0

The motion passed and was approved unanimously.

090226.42

Areaway

616 1st Ave S

DONH-COA-02260

Applicant: Kit Loo, SDOT

Proposed: Final design for the prism panel replacement

SM Genna Nashem reported that the Board had previously approved repairs to the damaged areaway panels but postponed a decision on the stainless-steel frame to allow further exploration of its design. The Board had requested alternatives to the proposed top lip and potential treatments to better match surrounding materials.

The applicant has now returned with a treatment option for the stainless-steel frame, retaining the original top-lip design while addressing the Board's concerns about appearance.

Kit Loo of SDOT presented an overview of the repairs planned for the areaway at 616 1st Avenue South, explaining that the work addresses damage caused when a vehicle drove over the prism-glass panels. He summarized two outstanding issues from the earlier May presentation: the size and visibility of the stainless-steel support frame and the proposed color treatment.

Kit noted that the frame's dimensions cannot be reduced without compromising structural support or altering the arch ceilings beneath the sidewalk. He also presented sample finishes, including chemically etched stainless steel, to provide a darker, less reflective appearance that better complements existing cast-iron elements.

The Board expressed appreciation for the applicant's efforts to refine the frame design and color treatment. They acknowledged the structural limitations that prevent reducing the flange size and agreed that the darker, matte finish is an appropriate improvement that helps the frame blend more effectively with historic materials.

Action:

BM Catherine Walker moved to recommend granting a Certificate of Approval for final design for the prism panel replacement for the frame using the original proposed design but using the treatment presented to patina the stainless steel.

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 April 29, 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.

Rules for the Pioneer Square Preservation District

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

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.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence

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.

MM/SC/CW/JLT

6:0:0

The motion passed and was approved unanimously.

090226.5 BRIEFING

090226.51 Areaways

DONH-COA-02249

Applicant: Kit Loo, SDOT

Chair Maureen Elenga informed the Board that she is recusing herself from the discussion.

SM Genna Nashem provided a briefing summary and noting that no decisions were scheduled for this meeting. She summarized the historical development of Pioneer Square areaways, the surveys conducted in 2000 and 2001, and a more recent renumber inventory that omitted historical data, requiring continued reliance on the 2001 map for ratings.

Both areaways under review are considered substantially intact and notable. SM Nashem explained that condition assessments have not been updated since 2007 and that areaways vary widely in construction and deficiencies, necessitating case-specific preservation solutions. She briefly outlined past approaches such as infill, structural grids, and selective sealing that balanced safety needs with retention of historic materials.

SM Nashem also noted that the Board has previously conducted site visits because areaway conditions are not visible from public spaces.

Kit Loo provided an overview of the areaway repair projects at 207 and 209 1st Avenue South, explaining that the work aims to address curb-lane weight restrictions by strengthening deteriorated street walls beneath the Skagit and Marathon Buildings. He summarized existing conditions in both areaways, noting intact historic masonry, numerous utility penetrations, undocumented past repairs, and several ceiling and wall openings of uncertain origin.

Kit reported that ARW-098 remains largely intact, while ARW-099 exhibits sidewalk distress, unused interior space, and monitoring devices installed

after the 2001 earthquake that show no significant movement. He emphasized that varying structural conditions and utility conflicts will shape forthcoming repair recommendations.

Travis Williams of KPFF summarized the significant utility constraints surrounding the areaways, including overhead Metro OCS wires, high-pressure gas lines, electrical duct banks, water service lines, and adjacent catch basins, all of which limit external retrofit options and would require major detours and extended street closures.

He outlined the limited construction access points through tenant spaces, the alley, and existing ceiling openings, noting operational and logistical challenges. Travis then presented three internal alternatives an internal bracing system, an internal shotcrete wall, and full areaway infill—each evaluated for structural performance, utility impacts, tenant disruption, and preservation of historic features.

Travis concluded by requesting Board feedback, emphasizing that differing conditions may require separate solutions for the two areaways.

Vice Chair Jose Lorenzo Torres left the meeting at 10:00 a.m.

The Board asked for clearer background on the areaway system, who uses them, such as the underground tours, the implementation of the curb lane restrictions in the district, where and why they were implemented, where businesses or the Alliance is advocating for loading or lifted restriction and what the overall plan for lifting curb lane weight restrictions in the district is, and why this project is proposed at these two areaways in particular, since no safety issue was identified as the reason.

Board members noted that that the areaways are rated notable, intact condition suggests a high priority for preservation and that each of the alternatives are highly disruptive to the neighborhood and each of the alternatives are highly invasive to historic features.

Board members identified that aside from the infill option which would cover historical features, the other approaches were difficult to assess without additional visuals or comparative perspectives. It was unclear if any historical features would remain visible.

Board members did not yet have sufficient information to offer a recommendation and requested side-by-side depictions of the alternatives and their trade-offs to support clearer evaluation.

Kit Loo stated that staff will provide a clearer explanation of the rationale for improvements to these areaways and verify whether either location is used in an underground tour and inquire about potential future inclusion.

090226.6 BOARD BUSINESS

090226.7 REPORT OF THE CHAIR

090226.8 STAFF REPORT

SM Genna Nashem reported that the Hearing Examiner upheld the Board's denial of the proposed murals on the Morrison Building, affirming the Board's authority to assess impacts on historic resources.

SM Nashem noted interest in holding a future retreat to discuss topics such as public art.

SM Nashem also provided brief administrative updates, including final installation of art panels at Fortson Square, an ADA ramp replacement at Occidental and King, temporary signage for a Seattle Restored business at 414 Second Avenue South, and structural support work for an areaway on Third Avenue South.

Meeting adjourned at 10:47 a.m.