



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 323/23

### ARC/Staff Report

for Board meeting January 3, 2024

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

010324.31     **Johnson Plumbing (Stadium Lofts)**  
589 Occidental Ave S  
Applicant: Graham Baba Architects

Proposed: Changes to the exterior appearance of the building affected by installation of new interior features

#### **ARC/ Staff report:**

This location is already established as a restaurant use so no change of use is needed. However, the interior alterations intersect with the window opening affecting the exterior appearance of the building and transparency in the corner of the space. This includes installation of a stairway to the mezzanine, bench seats that cover the bottom portion of the windows and a counter that covers the bottom portion of the windows and shelving across the windows. We have seen this in a couple other locations where counters were necessary and were taller than the windowsill. The Board has tried to ensure that what material that was seen would be high quality rather than a typical backing that would be against a wall, that the gap area is kept clean and that a significant amount of transparency is maintained.

#### **Draft Motion:**

I move to recommend granting a Certificate of Approval for installation of interior features including a stairway, benches, counters and shelving which intersect with window openings and changes the exterior appearance of the building.  
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 *January 3, 2024* 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**

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.

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

## **Secretary of Interior's Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
  
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
  
10. New additions and adjacent or related new construction will 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.

Issued: December 28, 2023

Genna Nashem  
Pioneer Square Preservation Board Coordinator