



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 151/23

Staff REPORT

for Board meeting June 7, 2023

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.

060723.32

81 Yesler Way

Pioneer Square Hotel building

Applicant: Emily Magnotto

Record number: DONH-COA-00821

Installation of a sidewalk café

Staff report: This was not reviewed at ARC. Staff is referring this application to the Board because the application includes plastic furniture (stanchions). The Board has previously not approved plastic furniture, considering what was proposed to not be durable or compatible with the district. The proposed revisions of the guidelines specifically prohibit plastic furniture and railings so if the Board wished to approve this application, the draft guidelines will need to be changed. The applicant was invited to propose an alternative to plastic furniture. If the applicant does not provide an alternative prior to the meeting the Board could still ask for alternatives and table the application. The Board could direct staff to review if an alternative to the plastic is submitted.

Draft Motion to Approve: I move to recommend granting a Certificate of Approval for: Installation of a sidewalk café with furniture (as amended or as submitted)

Draft Motin to Deny: I move to recommend denial of a sidewalk café which includes plastic furniture/railings. Plastic is not compatible with the character of the district and with other approved sidewalk cafes in the district and is not considered to be a durable material.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 7, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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

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SMC 23.66.030 Certificates of Approval required

- A. 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

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

Issued: June 2, 2023

Genna Nashem
Pioneer Square Preservation Board Coordinator