



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 166/22

Staff REPORT

for Board meeting August 17, 2022

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.

08??22.21 **Fisher Building - (Railspur block)**

Installation of a sidewalk café on the private alley and a food prep counter installed in the front window

Staff report: The applicant has declined to submit a final presentation packet, so the attachment is an assemblage of their submittal documents. See the first drawing set for sections and elevations and see one of the correction response letters for the material proposed in the window. Also see one of the correction response letters for existing conditions photos.

The restaurant space next door within the building has a seating bar in the window and the signage plan includes a striped frosted band at the bottom of the window as is typical for restaurants in Pioneer Square. This proposal is different in that what is proposed is food prep counter with a wood backing in the window. Signage has not been submitted for this restaurant.

The outdoor seating area is proposed in the back of the building in an area that is a private alley. There is an addition to the neighboring building to the east of this location so the outdoor café does not impact the pedestrian flow through this area. The outdoor café includes planters, railings, furniture and lighting.

Draft Motion: I move to recommend granting a Certificate of Approval for:
Installation of a sidewalk café on the private alley and a food prep counter installed in the front window.

The Board approves this with the understanding that the food prep area will be kept in manor that is attractive to pedestrians and that there will be no other proposed coverage of the windows.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 20, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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

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)

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)

Secretary of Interior's Standards 10

Issued: August 10, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator