



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 325/24

STAFF REPORT

Address: 5024 Rainier Ave S.

Record number: DONH-COA-01496

Applicant representative: Uttam Mukherjee, business owner (Spice Waala)

Summary of proposed application:

Site alterations: Proposed construction of an outdoor waiting area in the parking lot. The covering will be 26ft wide by 12ft long and 7ft 6in height, sloped to a minimum of 6ft 8in on south end. Covering to include lights on exterior side and be constructed of wood and plastic corrugate roofing.

See attached plans and photographs.

On November 5, 2024, the CCRC reviewed the application and unanimously supported the proposal. The Committee asked for further clarification about footing/installation and structure height.

SUGGESTED LANGUAGE FOR APPROVAL

I move that the Landmark Preservation Board recommend approval of a Certificate of Approval for exterior alterations for construction of wooden, covered outdoor waiting area in the parking lot at 5024 Rainier Ave S., as proposed.

This decision is based on consideration of the application submittal and discussion at the November 20, 2024 public meeting of the Landmark Preservation Board.

This action is based on the following applicable Secretary of the Interior Standards:

GUIDELINES/GENERAL

6. New construction should be compatible with existing development, in terms of scale, materials and setback.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

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GUIDELINES/SPECIFIC

1. **Scale of Buildings and Structures.** The scale of all structures, in relationship to other structures and spaces is important. The scale should continue to be small and relatively uniform.
2. **Building Materials and Fixtures.** Integrity of structure, form and decoration should be respected. Building facades should be brick, wood or other materials that are in keeping with the historic character of the district. Exterior light fixtures shall be in keeping with the historic character of the District.

Secretary of the Interior's Standards

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 shall 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.