



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 19/24

MINUTES for Wednesday, January 17, 2024

Board Members

Maureen Elenga
Tyler Hall
Sage Kim
Karl Mueller
Jose Lorenzo-Torres

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Lindsay Pflugrath
Steven Sparks
Henry Watson

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

Roll Call

011724.1 Public Comment

011724.2 Meeting Minutes
October 18, 2023
MM/SC/KM/SK
5:0:0
Minutes approved.

November 1, 2023
MM/SC/KM/TH
4:0:1
Minutes approved. Ms. Elenga abstained.

011724.3

Certificates of Approval

Washington Street Boat Landing/Seattle Harbor Patrol

199 Alaskan Way

Molly Moon's

Proposed: Establish use as retail for ice cream concession. Remove, salvage, and store existing windows and replace with operable windows. Install a new walk-in freezer and dry storage, to be removed at end of tenancy. Install outdoor seating.

The Washington Street Boat Landing, originally known as the Seattle Harbor Department is within the Pioneer Square Preservation District boundaries but is also independently listed on the National Register of Historic Places. In 2013 the Pergola structure was temporarily removed for the rebuilding of the seawall. In 2016 Rehabilitation of the building began while in storage and was then moved back to the site in 2017 where the rehabilitation was completed. The offices of the pergola had been vacant for decades, but it was anticipated that following the rehabilitation of the building structure and completion of the Waterfront Project there would be a new use for the structure. A Request for Proposals for a retail and food opportunity was issued and awarded.

Jim Graham, Graham Baba oriented board members to the site and existing conditions. He proposed a change of use to retail, addition of two walk-in freezers, replacement of two non-operable windows with operable single hung windows. The existing windows will be stored for reinstallation when the tenant leaves. The window replacements are an exact match to existing, just operable. He said the freezer cladding would match cladding of the existing building, and the freezer would not touch the pergola. Two separate coolers are proposed for redundancy and so that they could be installed between the pergola columns. He said wire mesh identical to that added to historic guardrail will be installed above the coolers to prevent access by people and birds. They have color matched the paint of the existing structure. He indicated proposed queuing on rendering. Outdoor seating will match that of the Waterfront Park.

Ms. Elenga said ARC reviewed the application and all her questions were answered. She said all work is reversible and the new cooler will not touch the pergola column.

Mr. Mueller asked about accountability for removing added elements when tenant leaves.

Molly Moon said Molly Moon's will be responsible for returning the building to current condition when they leave. She said they do not have a lease but an agreement with the city. She said their practice has been to leave a space better than they found it.

Mr. Graham explained how casework and plumbing would be installed without impact to the pergola. He said they would fir out a wall which can be easily removed and adjusted in the field to avoid the pergola column.

Action: I move to recommend granting a Certificate of Approval for Establish use as retail for ice cream concession, Install outdoor seating under the boat land pergola, Remove, salvage, and store existing windows and replace with operable windows with the windows to be reinstalled if no longer needed for a serving window,

Install a new walk-in freezer and dry storage, to be removed at end of tenancy. If it is determined that the dry storage does not fit in the space without touching the column or the corbel, the dry storage will be reduced in size so as to not touch the column or the corbel. The column or the corbel is not to be altered. All per the applicant's submittal. The Certificate of Approval is granted on the condition that Molly Moon shall, within 90 days of Molly Moon's business vacating the premises, remove all changes made to the property as a result of this Certificate of Approval. The removal of the changes shall be done in accordance with the Secretary of the Interior's Standards for Rehabilitation and the guidelines set forth in the District Ordinance. Molly Moon shall be responsible for all costs associated with the removal of the changes. Failure to remove the changes in accordance with the terms of this condition may result in financial penalties.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 17, 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.

SMC 23.66.100 Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses,

there is established as a special review district, the Pioneer Square Preservation District.

SMC 23.66.120 Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124.

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)

MM/SC/KM/SK

5:0:0

Motion carried.

Mr. Mueller advised the applicant to be aware of the proposed sculpture at the south end of the beach when considering signage.

- 011724.4 Board Business**
- 011724.5 Report of the Chair**
- 011724.6 Staff Report: Genna Nashem**