



The City of Seattle

## Pioneer Square Preservation Board

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

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PSB 67/23

### Staff REPORT

for Board meeting April 30, 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.

**032923.21**

**Union Hotel**

**204 3<sup>rd</sup> Ave**

Applicant: Pamela Derry, SMR architects

Proposed replacement of residential windows and painting of the storefronts.

ARC report: The ARC committee reviewed the project on March 29. The ARC agreed that the windows appeared to be in poor shape, and nonfunctional. The ARC understood the safety concerns associated with the windows and their condition. Considering that the windows had previously been repaired and have continually deteriorated to the point that they appear to be beyond repair. ARC agreed that replacement was appropriate in this situation and recommended approval.

Staff report: A full survey of the window conditions is included in the application with highlights in the presentation. This is a project for a non-profit supportive housing program. Vinyl windows are proposed only in the interior window well which is not visible. Aluminum clad windows are proposed in all visible locations. The storefront is not being replaced, only painted.

The project includes roof membrane replacement, but it is an in-kind replacement, so no Certificate of Approval is needed for that part of the project.

#### 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

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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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
  
- B. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

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

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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.

#### Preservation Brief's

[Brief 9 - The Repair of Historic Wooden Windows](#)

[Brief 11 – Rehabilitating Historic Storefronts](#)

[Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings – Windows starting page 102](#)

[Guidelines for Sustainability](#)

#### Tech notes

<https://www.nps.gov/orgs/1739/upload/tech-note-windows-04-protecting-against-decay.pdf>

<https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>

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Genna Nashem  
Pioneer Square Preservation Board Coordinator