



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 188/22

### Staff REPORT

for Board meeting September 7, 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.

**090722.32**

**The Lofts**

Aaron Lemchen

210 3<sup>rd</sup> Ave S

Replace windows of the east and west facades, including storefronts on the west facade

Staff report: In 1995 an application to replace windows on the west façade window was not approved except that replacing the glazing with double pane glass was approved to increase the energy efficiency of the windows. The storefront was also to retain the wood frames. Originally, I was confused by the note for the storefront but looking at photos in the 1980 survey as well as the 1936 record card compared to existing photos, the west facade storefronts appear to be the same so it does not appear that any portion of the storefront was actually replaced unless it was just the glazing. The east façade windows were approved to be replaced with new wood windows. This application proposes to replace all the window on the east and west façade with aluminum windows and replace one storefront on the west façade with aluminum window system. A survey of the window conditions for the upper story windows is provided. Replacement of weather stripping, replacing clasps and peeling paint are typical wear and tear, what you are looking for is the extent of rot. Is the extent of parts that would need to be replaced be equivalent to replacing the entire window. If additional information is needed it can be requested of the applicant. If the Board is ready to make a decision, there are 4 draft motions, but it may be necessary to develop a motion that fits the Boards discussion.

Draft Motion1: I move to recommend granting a Certificate of Approval for: Replace windows of the east and west facades with aluminum windows, including replacing the storefronts on the west façade.

Draft Motion 2: I move to recommend granting a Certificate of Approval for: Replace windows of the east with aluminum windows, but to deny the replacement of windows and storefronts on west faced.

Motion 3: I move to recommend granting a Certificate of Approval for: Replace windows of the east with aluminum windows replace windows on 2-5 on west façade with new aluminum windows to postpone the decision on replacing the storefront until more information was provided about the storefront condition.

Motion 4: I move to deny a Certificate of Approval for replacing the windows on the east and west façade and replacing the storefronts because adequate information was not provided to determine that historic windows (which east or west) windows were beyond repair, the character of the of the material, and profile of the windows is not consistent with the character of the wood windows. (list any other reason that the Board discusses.)

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *Sept 7, 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.

#### 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](#)

#### Tech notes

<https://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows04.pdf>

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

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Issued: September 1, 2022

Genna Nashem

Pioneer Square Preservation Board Coordinator

**THE LOFTS**  
**GLAZING REPLACEMENT**  
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 SEATTLE, WA 98104

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**CROSS 2 DESIGN GROUP**  
 ARCHITECTURE ■ BUILDING DEVELOPMENT ■ DESIGN

**(E) EAST AND WEST EXTERIOR ELEVATIONS**

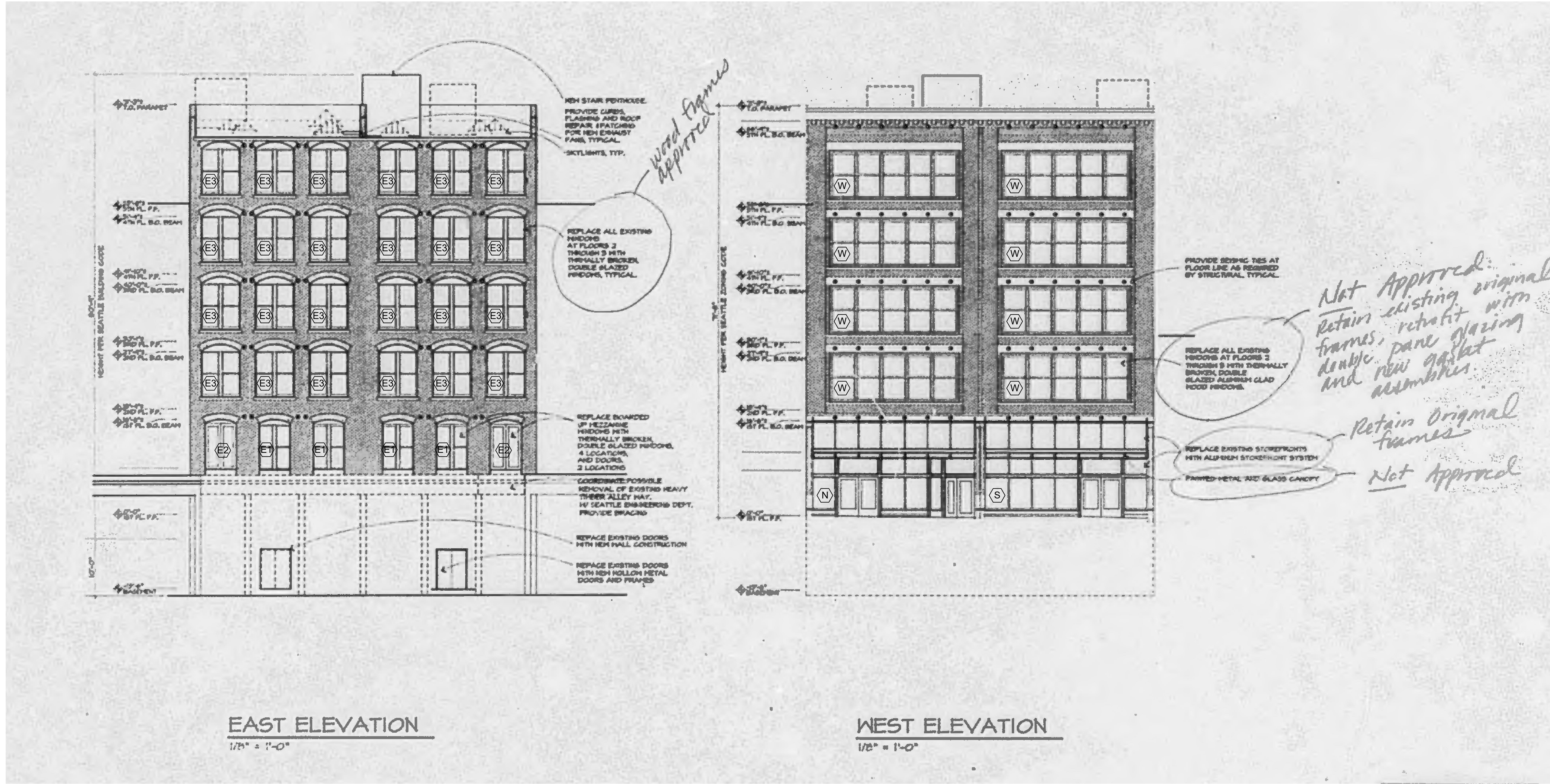
6888 REGISTERED ARCHITECT  
*John Brad Mincogue*  
 JOHN BRAD MINCOGUE  
 STATE OF WASHINGTON

PRELIMINARY	2021-11-18
LANDMARK	2022-03-23
REVISION $\Delta$	2022-01-17
REVISION $\Delta$	2022-03-23

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DESIGN	AL
DRAWN	AZ
CHECK	AL

**A3.1**



**EAST ELEVATION**  
 1/8" = 1'-0"

**WEST ELEVATION**  
 1/8" = 1'-0"



DICKEY & LIEBES  
DRUG SUNDRY SUPPLY CO.  
BARBER SUPPLIES    SHEARS CUTLERY

209 210

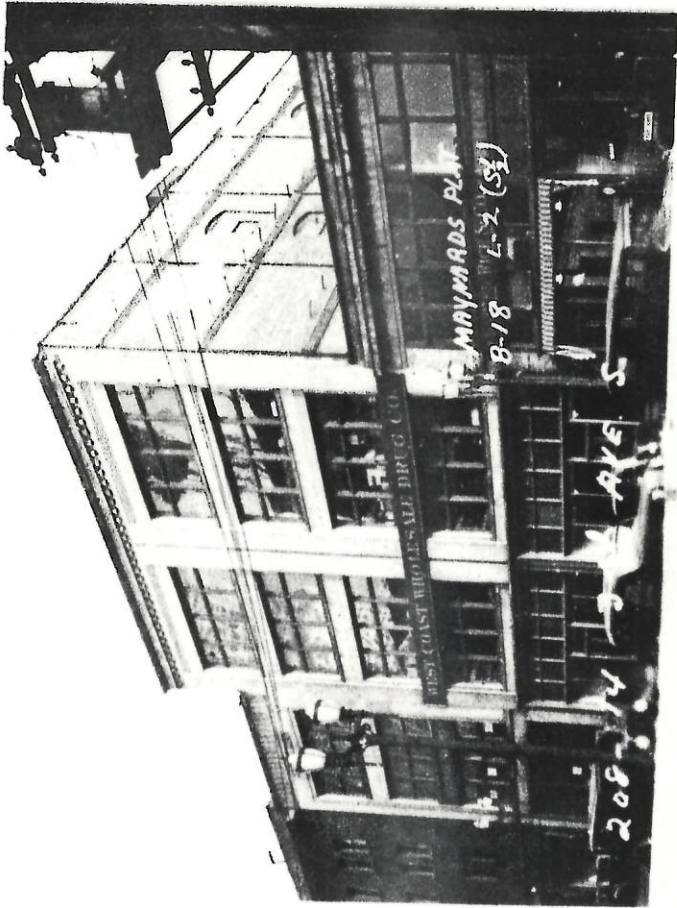
218 214

DIVISION MAYMADS PLAT NAME 217  
 TWP. N. RANGE EWM: BLOCK 18 TRACT OR LOT NO. 5  
 DESCRIPTION 5 lots + N 1/2 of lots

ADDRESS—PROPERTY 208 - 14 3rd Avenue South CONT. PURCHASER  
 OWNER

ARCHITECT \_\_\_\_\_ CONTRACTOR \_\_\_\_\_  
 BASEMENT Full  
 Concrete  
 Concrete floor  
 STORE FRONTS  
 plate glass  
 wood sash  
 wood on lead  
 EXTERIOR  
 brick veneer  
 pressed concrete  
 reinforced concrete  
 cast stone cornice  
 cast stone metal  
 tin  
 cast stone/metal  
 coping  
 FOUNDATION  
 Concrete  
 ROOF  
 flat gravel  
 EXTRA FEATURES sprinklers, 671 heads & stairways  
 CONSTRUCTION CRG PERSON  
 REFRIGERATION  
 7 CONDITION: EXTERIOR GOOD INTERIOR GOOD FOUND. GOOD  
 8 MAIN SUPPORT COLUMN X FOOTING SPAN FT  
 9 FIRST FLOOR JOIST X 10 2" C.C. INCH CENTER BRIDGED  
 10 BUILDING Finished  
 11 GROSS INCOME \$ \_\_\_\_\_ EXPENSE \$ \_\_\_\_\_ NET INCOME \$ \_\_\_\_\_  
 12 DEPRECIATION: COND. 64% OBSLSE \_\_\_\_\_ ECON SUIT \_\_\_\_\_ % TOTAL \_\_\_\_\_  
 YEAR BUILT 1904 REMODELED \_\_\_\_\_  
 EFFECTIVE AGE 37 YEARS FUTURE LIFE 18 YEARS  
 DIMENSIONS 60 X 120 X \_\_\_\_\_ SQUARE FT. AREA CUBIC FT.

7200	IMPROVEMENT VALUE
	BUILDING <u>15,950</u>
	PAVING <u>750</u>
	OTHER BUILDINGS <u>450</u>
	TOTAL <u>17,150</u>
	ASSESSED VALUE 50% <u>8,575</u>
	DATE <u>7/21/37</u>
	LAND INFORMATION
	1. SIZE <u>X</u> Level
	2. STREET—ROAD <u>On grade</u>
	PAVEL, ALLEY: <u>Graded</u>
	3. SIDEWALK <u>Paved</u>
	CONCRETE <u>Concrete</u>
	SEWER <u>SEWER</u>
	4. LANDSCAPING <u>None</u>
	5. TREND <u>Stall</u> LAND VALUE \$
	6. USE <u>business</u>
	7. DISTRICT <u>Medimord</u>



ACT PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_  
 PRICE \_\_\_\_\_ MTGE. \_\_\_\_\_ STAMP \_\_\_\_\_  
 FLOOR PLAN