



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 9/23

Staff REPORT

for Board meeting February 1, 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.

020123.32

The Lofts

Aaron Lemchen

210 3rd Ave S

Replace windows of the east and west facades with aluminum windows and replace the storefronts on the west façade with an aluminum storefront system.

Staff report: The application to replace windows was presented to the Board on Sept 7, 2022. This application still proposes to replace all the window on the east and west façade with aluminum windows and replace the storefronts on the west façade with aluminum window system. While some members thought there was enough information to support replacing the windows on the upper floors some members needed more information on the extent of the rot on the windows and the number of windows that had rot and requested additional information to demonstrate that. The storefront was not included in the window survey so the Board agreed that there was not enough information to support replacing the storefronts in this application and requested a survey. The Board also wanted a wood storefront windows to be considered recognizing that the storefront is a prominent part of the building to a pedestrian view and is a character defining feature of the building. The applicant in the previous meeting said that it would be harder to produce wood windows if they go to double pain. The applicant has not provided an alternative wood storefront in this presentation. The Board should be aware that double pain windows at the storefront level are not required by code and the existing windows appear to be double paned. The applicant has updated their survey with additional information including a graphic that shows the location of the rot on the upper floor windows and the storefront.

New information in the survey includes old photos. The photo that is labeled from circa 1900 (the building was built in 1904) does appear to show a central entry on the north storefront that remained in the c. 1940 photo and remains in a photo attach to the staff report. The northern storefront now has a two entries and the

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The Seattle Department of Neighborhoods**

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center bay that had been a storefront is now a display window. The southern storefront in the c. 1900 photo appears to show an entrance in the to the right of the center. The location that is more clearly shown in the 1940 photo the 1980 photo is the same the location the door is in today. This alteration of location of doors and the recess is noted as having taken place in 1996. By the 1995 application to recess the doors to meet a code requirements, the elevation show the northern storefront alterations were already in place. It appears that the location of the doors were changed between 1980 and 1995 but I was not able to track down any approvals so I speculate that it could have occurred before a Certificate of Approval was required in the early 1980s.

Two Certificates of Approval from 1995 are attached to this staff report. Certificate of Approval PSB4196 allowed for the recessing of two doorways on the west façade. Certificate of Approval PSB20595 included among other things replacing the storefronts with double pane glazing while retaining the original frames. It did not approve the replacement of the storefront.

However, the 2 x 6 transom window with the decorative lintel separating the transom window from the display windows appears to be consistent in each of the photos and was not approved to be replaced in either of the two Certificates of Approval and may be original.

The applicant has amended their application to partially salvage this decorative trim piece to attach it to a metal clad HSS beam. A profile detail is provided but it unclear why only some it will be salvaged and the extent that it will be reinstalled. This should be clarified.

The first question is if the Board should consider is if previous repairs have altered the storefront to the point of that it is not the same character or has lost significant features? If the Board finds that the display glass and entries has been highly altered, do they find that the transom windows appear intact and should be retained? The second question is if the proposed material and design of the aluminum storefront is appropriate. Standard 6 says "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." Does the Board find that new storefront matches in profile and dimensions, and texture and material based on photos and remaining material?

If the Board is ready to make a decision, there are # draft motions below, but it may be necessary to develop a motion that fits the Boards discussion.

Motion for approving replacement of upper floor windows but denying replacement of the storefront:

I move to approve replacement of residential windows of the east and west facades floors 2-5 with black aluminum windows with clear glass as presented.

I recommend denial of a Certificate of Approval for replacing the wood storefronts. Storefronts are the most prominent and important feature in defining the character of a historic commercial building and a feature that is experienced closely by pedestrians. The storefronts appear to have had little alteration limited changing two windows to doors and a door to a window and recessing the location of entries

according to photo documentation. Information provided by the applicant only show that one location of rot exists in the existing storefront and the storefront appears to be repairable through caulking, painting and patching the one location of rot which does not require wholesale replacement of the storefront. The existing storefront is already retrofitted with double pane glass. The transom windows appear to be original and unaltered according to the photo provided and should be retained. The existing storefront though altered and existing transom windows which appear original, are still compatible with the building design and original storefront in materials, proportions and profile once repaired and contributes to the integrity of the building as a whole. The character of the of the proposed aluminum material, texture and profile of the windows is not consistent with material, texture and profile of the wood storefront and is not compatible as a replacement compared to retaining the existing storefront. *(list any other reason that the Board discusses.)*

Draft Motion for approving the upper floor windows and tabling the storefront for an alternative that includes retaining the transom windows:

I move to recommend granting a Certificate of Approval to replace windows on floors 2-5 of the east and west facades with black aluminum windows using clear glass as presented. This approval does not include a decision on the storefront replacement and tables the storefront portion of the application to consider an alternative that retains the transom windows.

Draft Motion: I move to recommend granting a Certificate of Approval for: Replace windows on floors 2-5 of the east and west facades with black aluminum windows, including replacing the storefronts on the west façade with a n aluminum storefront window system. All glass to be clear, non-tinted. All as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 1, 2023* 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.

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

- C. 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)
- D. 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>

Issued: January 25, 2022

Genna Nashem

Pioneer Square Preservation Board Coordinator



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

209 210

212 214



The City of Seattle

Pioneer Square Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206)684-0228

DATE: March 8, 1996

PSB 41/96

CERTIFICATE OF APPROVAL

Applicant: Brian Moe

Applicant Address: ARC Architects
1101 East Pike Street
Seattle, Washington 98122

Work Location: The Lofts
208 Third Ave. S.

On March 6, 1996, the Pioneer Square Preservation Board recommended approval of the application for:

Recessing two entries on the east facade, replacing existing doors with new doors to match the existing on the southwest corner, and recessing two exits on the west facade, replacing existing doors with new hollow metal doors and frames per attached plans.

I concur with the Board's recommendation and hereby issue this Certificate of Approval pursuant to Pioneer Square Preservation District SCM 23.66. It is the applicant's responsibility to obtain all other permits and comply with other City or County regulations.

Jim Diers, Director
Department of Neighborhoods

By: 
Jennifer Meisner
Board Coordinator
684-0227

cc: Richard Krochalis, DCLU
Wil Hairston, DCLU
Alan Oiy, DCLU
Charlewood Pacific
Case File

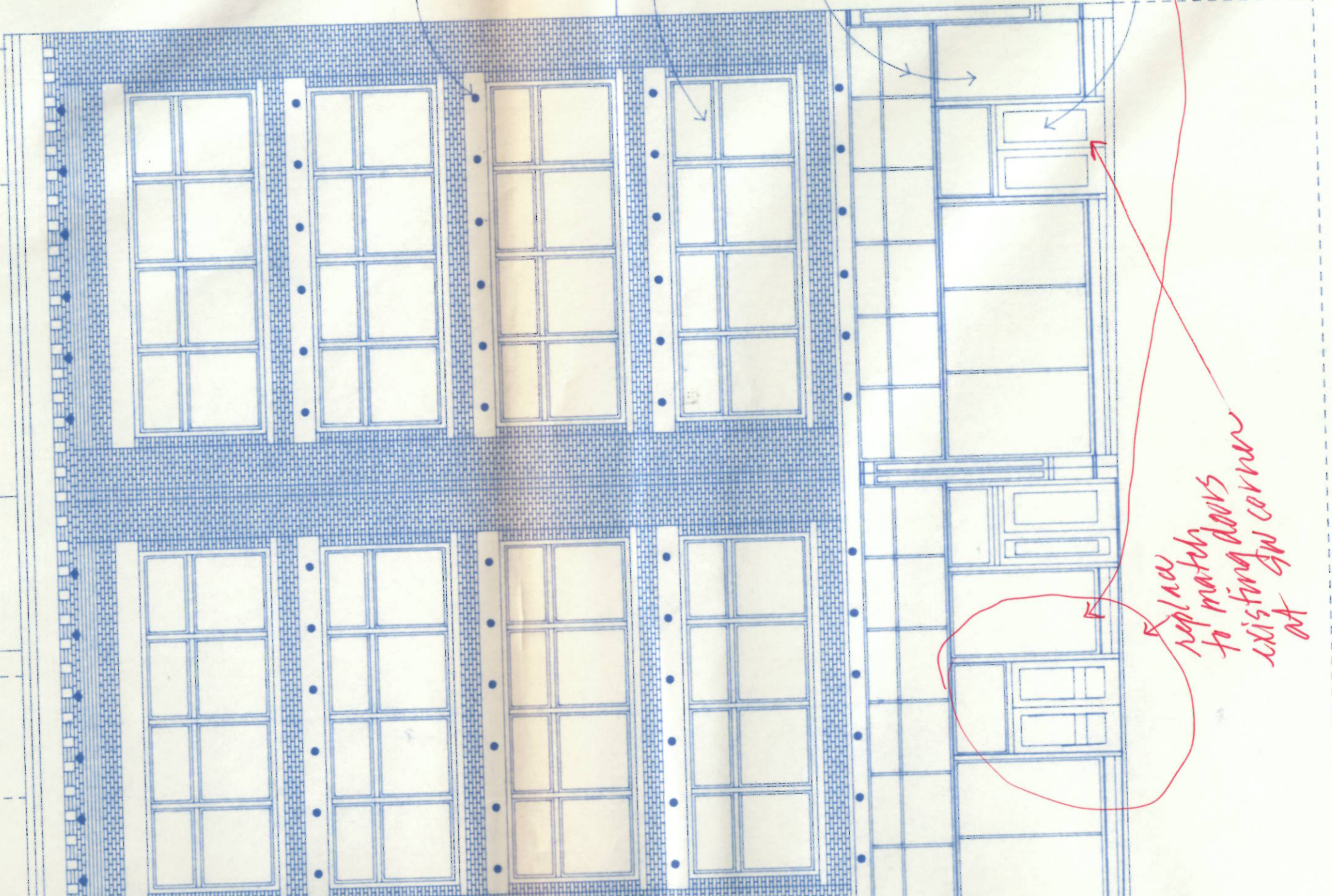
PROVIDE SEISMIC TIES AT FLOOR LINE AS REQUIRED BY STRUCTURAL, TYPICAL.

EXIST. WINDOWS TO REMAIN - REGLAZE EXIST. WINDOWS W/ DOUBLE GLAZED. REPLACE W/ ROTTEN FRAME AS NEEDED W/ MATERIALS & PROFILES TO MATCH ORIGINAL CONDITIONS

EXIST. STOREFRONTS TO REMAIN - REGLAZE EXIST. WINDOWS W/ DOUBLE GLAZED. REPLACE ROTTEN FRAME AS NEEDED W/ MATERIALS & PROFILES TO MATCH ORIGINAL CONDITIONS

REPLACE EXIST. WD. & GLASS DOORS (2) W/ DBL. GLAZED WD. & GLASS DOORS. DOOR LOCATION WITHIN THE EXIST. STOREFRONT SYSTEM TO REMAIN, HOWEVER, RECESS DOORS TO COMPLY W/ SEATTLE BLDG. CODE REQUIREMENT THAT DOORS NOT OPEN OVER PUBLIC RIGHT OF WAY

replace rotten doors to match doors existing @ corner of



AST ELEVATION

1/8" = 1'-0"

SPECIAL DISTRICT AND LANDMARK REVIEW	
THIS PAGE	APPROVED
3	APPROVE W/CONDITIONS <input checked="" type="checkbox"/>
INITIALS: <i>gm</i>	NOT APPLICABLE <input type="checkbox"/>
	DATE: 3/8/19



The City of Seattle

Pioneer Square Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206) 684-0228

DATE: December 20, 1995

PSB 205/95

CERTIFICATE OF APPROVAL

Applicant: Brian Moe

Applicant Address: ARC Architects
1101 E. Pike Street
Seattle, WA 98122

Work Location: 208 Third Ave. S.

On December 20, 1995, the Pioneer Square Preservation Board recommended approval of the application for:

- Change of use from industrial/warehouse to 16 artist studio/dwellings on floors 2 through 5;
- Installing seismic rosettes on the east and west facades;
- Replacing existing windows on the east facade with double hung, double pane glazing with wood frames similar to existing frames;
- Replacing existing windows on the south facade with fire-rated wire glass with steel frames;
- Replacing single pane windows in the ground level storefronts with double pane glazing while retaining original frames;
- Removing existing awning and installing two black canvas awnings with no signage below the ground floor transom windows on either side of the central pier;

- Signage: One 180 sq. ft. wall sign painted over the existing sign on the south facade with a black background and 2'-6" high grey letters; street address signs above entrance doors on the west facade with 8" high brass letters; one 5' high by 18" wide non-illuminated blade sign with brass letters applied to aubergine painted aluminum panels mounted on poles attached to the central pier below the intermediate cornice;
- Colors: Rosettes, flashing, dentils painted Parker Paint #AC-139N, Aubergine; window/door frames and mullions painted Parker Paint #AC-144N Black; horizontal banding above and below windows, banding above dentils, and vertical posts painted Benjamin Moore #HC-105, Light Grey; trim accent colors painted Benjamin Moore #HC-168 Medium Grey and #HC-166, Dark Grey.

I concur with the Board's recommendation and hereby issue this Certificate of Approval pursuant to Pioneer Square Preservation District SCM 23.66. It is the applicant's responsibility to obtain all other permits and comply with other City or County regulations. Please contact John Rae, at 684-8419 to obtain a sign permit.

The following requirements have been attached as conditions of Board approval:

- Proposed replacement of existing four-bay pivot and hamper windows on floors 2 through 5 on the west facade with five-bay double hung, double glazed wood windows is **not approved**. The Board approves maintaining the existing original window frames and retrofitting them with double pane glazing and new gasket assemblies as required.
- Details of awning and blade sign method of attachment to the building shall be submitted for Architectural Review Committee approval.

Jim Diers, Director
Department of Neighborhoods

By: 
Jennifer Meisner
Board Coordinator
684-0227

cc: Richard Krochalis, DCLU
Wil Hairston, DCLU
Alan Oiyee, DCLU
Robby Liem, DCLU
Neal Hudson, DCLU
John Rae, DCLU
James Buchanan, Charwood Pacific Gp.
Case File

NOTICE TO APPLICANT: Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Preservation Board prior to implementation.

APPEAL PROCEDURE: Any interested person may appeal the above decision to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, 1320 Alaska Building, 618 Second Avenue, Seattle, WA 98104 before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by a \$50.00 filing fee in the form of a check payable to the City Treasurer. Appeals must be in writing and must clearly state objections to the decision.

A copy of the appeal shall also be served upon the Department of Neighborhoods Director, 4th Floor Arctic Building, 700 Third Avenue, Seattle, Washington 98104.

EXPIRATION OF CERTIFICATES OF APPROVAL: Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date.

JSN:cjl

PSB-COA.95

THE LOFTS
GLAZING REPLACEMENT
 208-212 THIRD AVENUE SOUTH
 SEATTLE, WA 98104

2476 Westlake Ave N
 Suite # 102 98109
 L: 206-282-0888
 F: 206-282-0888
 E: info@cross2dg.com
 W: www.cross2dg.com

CROSS 2 DESIGN GROUP
 ARCHITECTURE ■ BUILDING DEVELOPMENT ■ DESIGN

(E) EAST AND WEST EXTERIOR ELEVATIONS

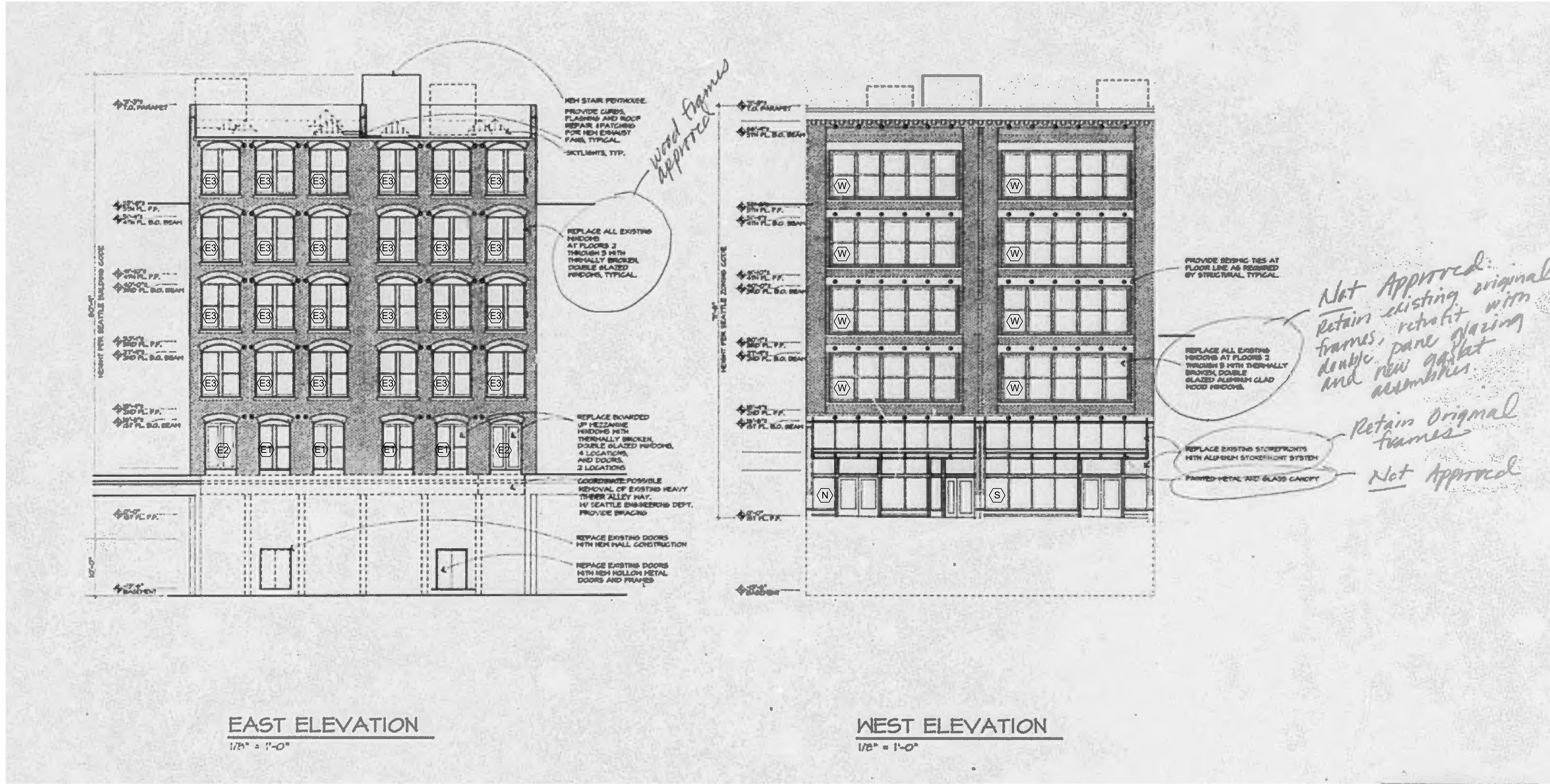
6888 REGISTERED ARCHITECT
John Brad Mincogue
 JOHN BRAD MINCOGUE
 STATE OF WASHINGTON

PRELIMINARY	2021-11-18
LANDMARK	2022-03-23
REVISION Δ	2022-01-17
REVISION Δ	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"