The City of Seattle
Pioneer Square Preservation Board
Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB278/26

Staff Report
Board meeting Nov 4, 2026

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.

110426.51 **Morrison Building**
509 3rd Ave
Applicant: Adnrew Phillips, SMR
Record number: DONH-COA-02240

Proposed replacement windows on floors 3-7, installation of new mechanical equipment on the roof and repairs

Staff report: The windows are original but have been repaired twice before.

While repair is always the preferred option for historic windows the Board has typically taken a holistic consideration. The Board should consider the window conditions provided in the survey (see additional photos at the end of the survey).

The Board has previously also taken into account factors such as visibility of the windows, prioritizing street facing windows and street level windows, the number of previous repairs, and the users of the windows and the features and details available in the replacement window and other site specific circumstances. These factors alone would not warrant window replacement but when considered with the window assessment might. When the windows were in condition that needed repairs these considerations have lead to a project that was allowed to replace windows on the alley façade but repair the street facades, and a project that had previously repaired windows allowed to replace their windows.

The Board was briefed on the window replacement project at the Oct 7 meeting. Board members present agreed that the windows could be replaced and the proposed window seem to replicate the design and proportions considering the location of the windows on upper floors above pedestrian level. Since the briefing the applicant has worked to more closely align the transom windows.

Mechanical units are replacing mechanical at existing locations so would be consistent with any setbacks previously approved.

Seismic anchors are not adding additional rosettes to the exterior and therefor do not require a Certificate of Approval. Other repairs are in-kind replacement of materials and cleaning is consistent with the Secretary of Interior guidelines for cleaning. As negotiated with Historic Seattle, the easement holder, the repairs and cleaning will include the lower levels. In the future there will be survey of the condition of the lower level windows and a plan for repair as needed.

Draft Motion:

I move to recommend granting a Certificate of Approval for replacement windows on floors 3-7, installation of new mechanical equipment on the roof and repairs
All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 4, 2026 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.

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 Standards for Rehabilitation

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.

Preservation Brief 9: Repair of Historic Wooden Windows

Issued: Sept 30, 2026
Genna Nashem
Pioneer Square Preservation Board Coordinator