



The City of Seattle

## Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB196/26

### Staff Report

Board meeting July 8, 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.

070826.51    **FB and P building**  
562 1st Ave S  
DONH-COA-02150  
Applicant: Raymond Tran

**Proposed:** Proposed alteration of the fire escape to add steel mesh panels to enclose the lower level

Staff report: This is a functioning fire escape so cannot be decommissioned. The building owner reported that vandals were accessing the building via the fire escape. This is the first proposal of its kind. The panels are proposed to be welded on to the fire escape. The District Guidelines identify fire escapes as a character defining feature. This fire escape faces Occidental Ave so is not an alley but still the architectural back of the building with the fire escape and is visually prominent. The Board was briefed on the project on July 1. The applicant explained that the existing items on the building were not movable and that they had greased the downspout. He said that the vandals and thieves were accessing the neighboring buildings via the fire escape as well. The Board thought that the welds could be removed if the screen could be removed in the future. They thought that the alteration was still retained the fire escape visually.

**Draft Motion:**

I move to recommend granting a Certificate of Approval for alteration of the fire escape to add steel mesh panels to enclose the lower level

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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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 July 8, 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

Rehabilitation is defined as the act or process of making possible 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.

X. FIRE ESCAPES

Fire escapes are important character-defining features of numerous buildings in the District. They are particularly important in contributing to the special character of the District's alleyscapes. Proposals to remove or alter fire escapes shall be reviewed on a case by case basis with special consideration given to safety issues. However, as a general rule, fire escapes shall be retained. (7/99)

**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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Issued: July 1, 2026**

Genna Nashem

Pioneer Square Preservation Board Coordinator