

Request for Early Guidance: Operable Privacy Screens

316 Florentia Street – Bleitz Funeral Home (City of Seattle Landmark)

Applicant: Sabyasachi Mishra (Sachi), Owner **Business:** The Goddard School of North Queen Anne (SSM Enterprise LLC) **Address:** 310-316 Florentia Street, Seattle, WA 98109 **Property Owner:** Fremont Crossing LLC **Date:** June 30, 2026

1. Project Summary

The Goddard School of North Queen Anne operates a licensed childcare facility on the landmarked Bleitz Funeral Home property at 316 Florentia Street. We are seeking early guidance from the Architectural Review Committee on a proposed operable (removable) privacy screen system to be installed on the interior side of the existing east-facing fence surrounding our outdoor play area.

2. Purpose & Need

The privacy screens serve a critical child safety and safeguarding function:

- **Child Privacy & Protection** – The screens reduce the ability of passersby to observe, photograph, or target young children (ages 6 weeks to 5 years) during outdoor play. This is consistent with widely recognized child safety standards and best practices in early childhood education.
 - **Regulatory Compliance** – As a DCYF-licensed childcare facility, we are required to maintain safe outdoor play environments that minimize risk to children in our care.
 - **Vandalism Deterrent** – The previous covering inadvertently protected the landmark fence from graffiti (white spray paint), which would have been far more difficult and costly to remediate had it been applied directly to the historic fence.
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3. Proposed Solution: Operable Privacy Screens

Design Concept:

- Screens mounted on the **interior side** of the existing fence (not visible from the street side)
- **Operable/removable** – screens are raised ("up" position) only during operating hours and lowered/removed during off-hours
- Designed to complement the historic character of the property

Operational Schedule:

- **Screens UP:** Monday-Friday during school operating hours only (approximately 7:00 AM – 6:00 PM)
- **Screens DOWN:** Every evening after 6:00 PM, all weekends, and holidays
- This ensures the fence remains visually open and views of the landmark building are unobstructed during the majority of the week

Materials & Specifications:

- **Material:** [Specify – e.g., durable outdoor mesh/fabric in a neutral color such as black, dark green, or charcoal]
- **Mounting method:** [Specify – e.g., clip-on fasteners, tension rods, or roll-up mechanism attached to interior fence posts]

- Dimensions: [Specify height and length of coverage area]
- Color: [Specify – selected to be unobtrusive and complementary to the fence and building]

Visual Impact:

- When screens are in the "down" position, the fence appears exactly as approved in the original Certificate of Approval – fully open with unobstructed views of the building
- When screens are in the "up" position, the lower-level plantings along the fence line will help buffer and soften the visual appearance from the sidewalk
- Screens are mounted on the interior only, preserving the exterior aesthetic of the landmark fence

4. Compatibility with Landmark Preservation Goals

Preservation Concern	How This Proposal Addresses It
Visual openness of fence	Screens removed during off-hours (evenings, weekends, holidays) – fence remains open 128+ hours/week
Views of landmark building	Interior mounting and low-profile design minimize visual obstruction; plantings provide natural buffering
Physical alteration to fence	No permanent modifications to the fence structure; mounting hardware is non-invasive and removable
Historic character of property	Neutral materials and colors selected to complement, not compete with, the building's character

5. Existing Landscape Plantings

Lower-level plantings have been installed along the fence line. As these mature, they will:

- Provide a natural visual buffer between the sidewalk and the fence/screens
- Soften the appearance of the screens when in the "up" position
- Maintain a height that still allows views over them from the sidewalk, per the original landscape plan

6. Summary of Actions Taken

- * Advertising signage removed from fence (completed June 25, 2026)
- * Opaque covering removed as interim measure
- * Landscape plantings are installed and maturing

7. Request

We respectfully request early guidance from the Architectural Review Committee on this proposed operable screen solution. We are committed to

working collaboratively with the Board to find a permanent solution that honors both the preservation goals for this landmark property and the safety and privacy needs of the young children at our school. We welcome feedback on materials, colors, mounting methods, or any alternative approaches the Committee may suggest.

Submitted by: Sabyasachi Mishra Owner, The Goddard School of North Queen Anne Phone: (206) 881-9990 Email: sabyasachi.mishra@goddardschools.com

PROPOSED PLAYGROUND

