



The City of Seattle

Pioneer Square Preservation Board

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

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PSB 181/21

Staff REPORT

for Board meeting November 3, 2021

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.

110321.21

Nugent Building
407 2nd Ext S

Boris Castellanos

Alterations to the transom windows

Staff report: The Board reviewed this application at Board meeting March 3, 2019. It was tabled at the October 20, 2021 meeting so that the applicant could provide alternative glass samples. This is an after-the-fact application, for work that was done without Board approval or without the landlord approval by the previous tenant that is no longer there. The building owner is now the applicant. The after the fact installation of tile was approved and an alternative more traditional storefront door was approved but the Board asked the applicant to explore the possibility of installing purple glass or a plain glass panel.

The Board maintained that had the tenant had come to the Board, the Board would have preferred repairing the purple glass instead of removing more of purple glass and installing a residential style stained-glass panel but that if repair was determined not possible, the Board might have explored a different alternative to the installation of the stained glass. The applicant has said that the former tenant did not salvage any of the purple prism glass that were removed. Considering the current condition, the Board asked for alternatives and tabled any decision on the transom windows.

Draft Motion: I move to recommend granting a Certificate of Approval for alterations to the transom windows for installation of a (*specify glass sample number*) glass panel to replace the unapproved stained glass insert into the purple prism glass transom where purple prism glass was removed without approval. The glass panel frame is to be painted the color of the existing transom window frame.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 3, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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

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 will 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: October 28, 2021

Genna Nashem

Pioneer Square Preservation Board Coordinator