



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 128/22

### Staff REPORT

for Board meeting July 6, 2022

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.

070622.31      **Monterey Building**      Tanner Sment, Jones and Jones  
Chief Seattle Club  
410 2<sup>nd</sup> Ave

Staff report: This project would remove and replace the brick at the corner. This area "rif" of brick contains unfinished or rough appearance of mortar, missing bricks and broken brick. This condition may have been created during the 2<sup>nd</sup> Ave Ext project that carved off and replaced the front façade or it could have been created and covered when the now demolished Harbor Light building was built. It was previously covered by the Harbor Lights building. Now that this is exposed they wish to clean up the appearance and prevent water infiltration. Two brick colors are proposed because the brick that has been exposed to sun and weather has changed color over time. This project includes some cleaning with PSI of under 400 and tuck pointing in some areas that appears to be in-kind maintenance.

Draft Motion: I move to recommend granting a Certificate of Approval for: Repair of the brick wall including replacing brick, brick infill, staining as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *July 6, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Administered by The Historic Preservation Program**

**The Seattle Department of Neighborhoods**

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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.

Secretary of Interior Standards

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Issued: June 28, 2022

Genna Nashem

Pioneer Square Preservation Board Coordinator