



The City of Seattle

Pioneer Square Preservation Board

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PSB 145/22

Staff REPORT

for Board meeting July 20, 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.

072022.31 **Merrill Place – Sellers Building**
411 1st Ave S

Julie Glen

Installation of canopies

Staff report: The applicant was not able to attend the ARC meeting on July 13th.

Note: The application documents refer to installation of an awning but this would be a canopy according to the Pioneer Square District Rules "Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass."

Two canopies and an entry "portal" were approved in 2014. Reflected in the minutes are board member comments, some noting the symmetry of the building as a whole and if canopies were added they should have been added to all the storefronts. Other members thought that the historic photos showed that there had been asymmetry at street level, so that the proposed asymmetrical design was compatible. Ultimately the application was approved with just the two canopies currently installed. This application would install canopies on the remaining two storefronts of the building.

This proposed application, includes a note in the drawings that existing masonry will be demolished and another note that the masonry will be removed and replaced as needed. In the previous approved plans there was no indication of masonry being demolished or removed and replaced as part of the canopy installation. The minutes reflect that the when the Board reviewed the previous application for Certificate of Approval that a member asked if the any "granite" on the 1st level would be removed and the answer was that it will remain as is. The applicant for this project said that these plans were what was submitted to SDCI for the previous SDCI permit. Usually, SDCI would call attention to discrepancies in the plans before issuing a permit. It is unclear if stone was demolished or removed and replaced during the

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installation of the previous canopies. From looking at the existing photos, it is not apparent that stone was demolished or removed and replaced. It is clear that the Board's previous decision was not made with the knowledge that stone could be demolished or removed and replaced as part of the project. The Board will need to consider the application independently from the previous decision.

The applicant is aware that they can table the application if the Board needs to see alternatives or other information.

Draft Motion 1: I move to recommend granting a Certificate of Approval for: Installation of canopies as presented.

Draft Motion 2: I move to recommend denial of the a Certificate of Approval for installation of canopies because the installation removes historic material

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 20, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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.

E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

3. Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03)
4. Awnings and canopies covering more than one story are not allowed. Distinctive architectural features shall not be covered, nor shall installation damage the structure.
5. Awnings and canopies must serve a functional purpose, and therefore shall project a minimum of five (5) feet horizontally. (7/03)

Secretary of Interior's Standards

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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 13, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator