



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 216/23

Staff REPORT

for Board meeting August 16, 2023

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.

081623.41 **Post Building**
90 Yesler Way
Presenter: Deigo Escobar

Proposed painting the storefront blue with white trim

Staff report: The Board reviewed this application on August 2nd. The Board approved the signage proposed but had questions and concerns about the paint color. The Board wanted the proposed paint color to be more clearly represented because the paint sample appeared different than the color in the rendering. Because the Board had concern that the proposed color did not coordinate well with the existing green color that would remain on the upper floors of the building, the Board also wanted to see some alternative paint colors for the storefront. The Board specifically wanted to see the paint chip next to the existing green paint that will remain on the upper floor windows so they can see how the existing and proposed colors coordinate. The applicant said he would table the painting portion of his application to provide the information and options. During the presentation the applicant provided some photos of other buildings. One was a photo of the recently painted South of Mill storefront which is a dark teal storefront with grey/tan upper story windows. He also provided a photo of the building next to his space that had a lighter shade of blue windows on the top and darker of the same blue on the street level. The blue was a different blue than either the proposed rendering or proposed paint sample shown in the photos. The applicant has submitted additional paint samples and renders. However the photos submitted were of the paint samples next to the darker green that is currently on the storefront that is proposed to be painted rather than the color of green that will remain on the building. To avoid confusion those photos are not included in the presentation package. The previous submitted color sample of the green color submitted was added to each page for comparison but that applicant was asked to submit photos of the paint samples next to the green that will remain.

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

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Staff has also talked with the building owner to connect the applicant up with the person who designed the existing color scheme (as well as the colors for several other buildings in the district) and may be submitting an additional color scheme for the meeting.

Staff is referring this application to the Board to review the proposed color for the storefront because color coordination of proposed paint with existing paint colors issues.

Draft Motion: I move to recommend granting a Certificate of Approval for:
Painting the storefront (specify colors by color name)

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2023 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.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

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.

- A. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District.
(7/99)

Secretary of Interior's Standards

10. New additions and adjacent or related new construction will be taken 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: August 11, 2023

Genna Nashem
Pioneer Square Preservation Board Coordinator