



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 92/24

ARC/Staff Report

ARC meeting April 10, 2024

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.

041024.21	<p>Ace Hotel and Duppenenthaler Building (Union Gospel Mission)</p> <p>211 S Washington Street</p> <p>Applicant: Poppi Handy Third Place Design Coop</p> <p>Proposed: Replacement of storefronts</p>
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ARC/ Staff report:

The buildings previously had approval for repair with a few replacements of the upper story windows but the storefronts were not proposed at the time. The storefront along 2nd Ave Et were replaced at the time the buildings were altered for the 2nd Ave Ext, That alteration is considered part of the period of significance for the National Register of Historic Places listing of the District. However it appears from the inventory photos and historic photos that there have been many piecemeal approaches to repairs of the windows over time and changes to plexiglass that were not reviewed and approved. The survey and inventory shows the condition of the current storefronts. It is unclear what is original to the 1928-29 alterations to the buildings.

Code Citations:

Seattle Municipal Code

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

“Printed on Recycled Paper”

23.66.030 Certificates of Approval required

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

Secretary of Interior's Standards

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

National Park Services guidelines for Storefronts

<https://www.nps.gov/crps/tps/rehab-guidelines/store01.htm>

Preservation Brief 11

<https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>

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Pioneer Square Preservation Board Coordinator