

SOI Standards 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.*

Staff Analysis: The new signage would not alter the overall form of the building. If the new signage were removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**C. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria
BMC Section 3.24.260, Paragraph C.1.a**

“For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features...”

Staff Analysis: The proposed work includes establishing a signage program on three City Landmark buildings that are part of the Acheson Commons development project site. The new work would not adversely affect the exterior architectural features of the building because it is limited in scope and would not result in changes to the character-defining and historical features of the building which have been retained, such as the buildings’ architectural style, and overall size, scale and massing.

“...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.”

Staff Analysis: The proposed work will not adversely affect the exterior architectural features of the Landmark buildings, the special character or historical, architectural or aesthetic interest or value of the site because the new signage on the storefronts will not over-shadow or conflict with the integrity of the historic public façade of the three landmark buildings on the Acheson Commons development project site.

V. Recommendation

Staff recommends that the Commission continue the public hearing on this matter in accordance with BMC Section 3.24.230, consider the DRC’s comments and favorable recommendation, and then take action to approve this Signage Alteration Permit request for signage, and adopt the draft Findings and Conditions as prepared by staff.

Attachments:

1. Draft Signage Alteration Permit Findings and Conditions of Approval
2. Project Plans, received February 6, 2020
3. Applicant Statement, received February 6, 2020
4. Final Design Review Modification Summary, dated February 20, 2020
5. Final Design Review staff report, dated February 20, 2020

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