



METROPOLITAN BUILDING



# MISSION/SHELTER

222 SECOND AVE. EXT. S.

for: Bread of Life







1958 King County Assessor photo of 222 2nd Avenue Extension S. and 210 in the distance.

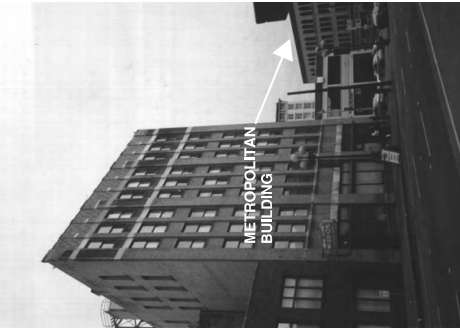


Photo in the National Register of Historic Places Nomination for Pioneer Square Historic District

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>Address:</b> 222 2 <sup>nd</sup> Ave Extension S.                            |
| <b>Historic Name:</b> Metropolitan Building <b>Built:</b> ca. 1905 and ca. 1929 |
| <b>Plat:</b> Maynards D S Plat/ Block 19/ Lot 1 <b>Parcel # :</b> 5247801115    |
| <b>Style:</b> Commercial                                                        |
| <b>Architect:</b> Unknown <b>Builder:</b> Unknown                               |
| <b>Classification:</b> Historic, Contributing <b>Site ID #:</b> 190             |

**Description**  
222 Second Avenue South, which currently houses the Seattle Lighting Fixture Company, is virtually trapezoidal in plan with a flattened apex between Second Avenue Extension and Main Street. It is four stories in height and has brick exterior walls, which have been painted, and a wood interior frame. The building has major elevations on Second Avenue Extension, Main Street and the short bay corresponding to the flattened apex, in addition to an elevation facing the railroad tracks on Fourth Avenue South. The ground level of the Second Avenue facade has wide trabeated openings with storefront. In general, the second and third levels have trabeated openings, with bays composed of two or three window openings per floor. The bays are also defined at the second and third levels by slightly projecting two story piers. A belt-course surmounts the second and third levels. The top level has bays of arcuated openings which correspond to the openings below. The piers are not expressed at this level.

**Cultural Data**  
King County Assessor’s Records give a date of 1906 to the building, although the “Metropolitan Building,” with a rectangular footprint, is consistently shown on this lot on Baist Maps from 1905, 1908 and 1912. The building dates originally from a time of explosive economic and physical growth for the original commercial center of Seattle, although the construction and use of arcuated openings at the top level seem to hark back to older buildings in the district. The trapezoidal footprint, the flattened apex and the longer western facade are related to the Second Avenue Extension public works project of 1928-29, which cut a swath from Yesler Way to past Jackson Street. These are probably a well-done reconstruction from that period.

**Sources**  
Baist, William. Baist’s Real Estate Atlas of Surveys of Seattle, Wash. Philadelphia: W. G. Baist, 1905, 1908, 1912 and 1928.

King County Tax Assessor’s Records, ca. 1936-1972.



1958 King County Assessor photo of 210 2nd Avenue Extension S.



February 2023 Google Street View

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>Address:</b> 210 2 <sup>nd</sup> Ave Extension S.                            |
| <b>Historic Name:</b> 210 2 <sup>nd</sup> Ave Extension S. <b>Built:</b> 1946   |
| <b>Plat:</b> Maynards D S Plat/ Block 19/ Lots 2-3 <b>Parcel # :</b> 5247801120 |
| <b>Style:</b> Commercial                                                        |
| <b>Architect:</b> Unknown <b>Builder:</b> Unknown                               |
| <b>Classification:</b> Non Historic, Non Contributing <b>Site ID #:</b> 191     |

**Description**  
This is a two story building with a trapezoidal plan, which was originally built in 1946. Its main façade on Second Avenue Extension is divided into three bays and has been recently remodeled. It has rectangular openings for ground level storefronts and the most southern storefront has been filled in. The large horizontal window openings are each filled with a row of nine vertical window panes. There are no other significant architectural details.

**Cultural Data**  
The building dates from 1946. It is located on a lot, which the Second Avenue Extension sliced through, causing the demolition of the Armour Building on the two lots to the south. Although it is located along the Second Avenue Extension, the building post-dates the Second Avenue Extension public works project of 1928-29, which had far-reaching effects buildings and urban spaces in its path until 1931.

**Sources**  
Baist, William. Baist’s Real Estate Atlas of Surveys of Seattle, Wash. Philadelphia: W. G. Baist, 1905, 1908, 1912 and 1928.

Potter, Elizabeth Walton. “Pioneer Square Historic District Expansion Amendment.” December 1976.

Lentz, Florence. “Apex Building, 200-201 S. Washington Street, Historic Certification Application, Part 1.” 24 August 2003..



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PIONEER SQUARE  
DISTRICT NATIONAL  
REGISTER NOMINATION







PHOTO #1 - 210 2nd Ave Ext. S. - Looking S.E.



PHOTO #2 - 210 & 222 2nd Ave Ext. S. - Looking N.W.



PHOTO #3 - 222 2nd Ave Ext. S. - Looking S.E.  
August 2025 Google Street View



PHOTO #4 - 210 2nd Ave Ext. S. - Looking N.



PHOTO #5- 210 & 222 2nd Ave Ext. S. - Looking S.W.  
August 2025 Google Street View



PHOTO #6 210 2nd Ave Ext. S. - Looking E.  
August 2025 Google Street View

# MISSION/SHELTER

## 222 SECOND AVE. EXT. S.

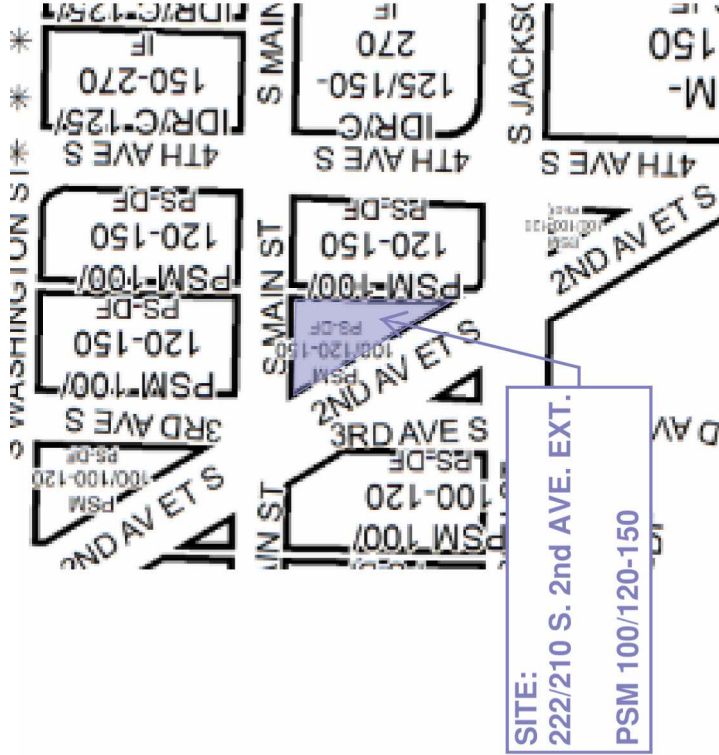
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### PHOTOS

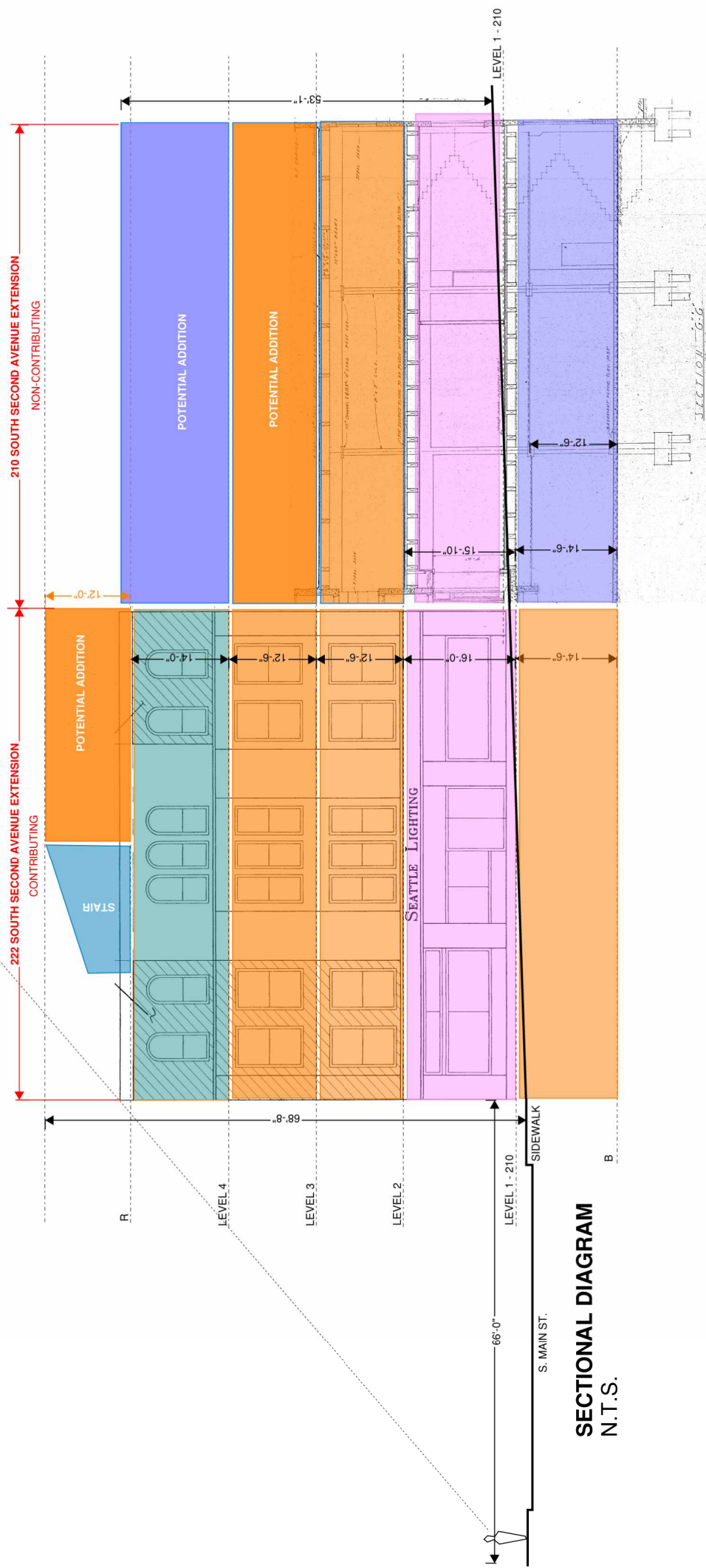




THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE OBSERVATIONS AND GENERALLY REPRESENT EXISTING CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FURTHER FIELD VERIFICATION.



# ZONING MAP #101



## SECTIONAL DIAGRAM

N.T.S.

**ZONING: USE**

23.66.120A Permitted Uses: All uses are permitted outright except those that are specifically prohibited by Section 23.66.122.

23.66.122 Prohibited Uses included: ice dispensaries, plant nurseries, frozen food lockers; animal shelters and kennels; automotive sales and service, marine sales and service, heavy commercial services, heavy commercial sales, adult motion picture theaters, adult panoramas, bowling alleys, skating rinks, major communication utilities;

## Residential (including shelter) and Commercial (incl. Office, clinic, and retail)

23.66.130 Preferred Street Level Uses: Visible and pedestrian oriented uses are preferred

Following uses are discouraged:

- Uses occupying more than 50% of any street frontage
- Retail over 3000 square feet.

**As an established Use, the Seattle Lighting retail space can remain above the discourage retail size.**

## ZONING: HEIGHT & SITE COVERAGE

23.66.130 Rooftop penthouses are permitted as a rooftop feature of a new building on an existing structure if it is at least 40 feet in height. Residential penthouses may cover a maximum of 50 percent of the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the street property line.

23.49.178: Maximum structure base height for mixed commercial/residential is 100'

## PROJECT INFO:

Building Address: 220-222 S. 2nd Ave. Ext  
Site Area: 10,467sf  
Building Footprint: approx. 9,800 SF  
Building Area: approx. 51,000 SF

Occupancies:

- A2 - Assembly
- M - Retail
- B - Office
- R2 - Residential

Construction: Five levels of Type III

Code:

- Seattle Building Code 2021
- Seattle Energy Code 2021
- International Mechanical Code 2015
- Seattle Electrical Code 2014
- International Fire Code 2015
- International Plumbing Code 2015

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## ZONING ANALYSIS





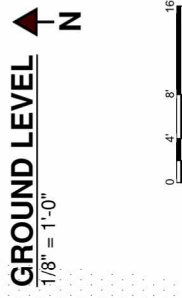
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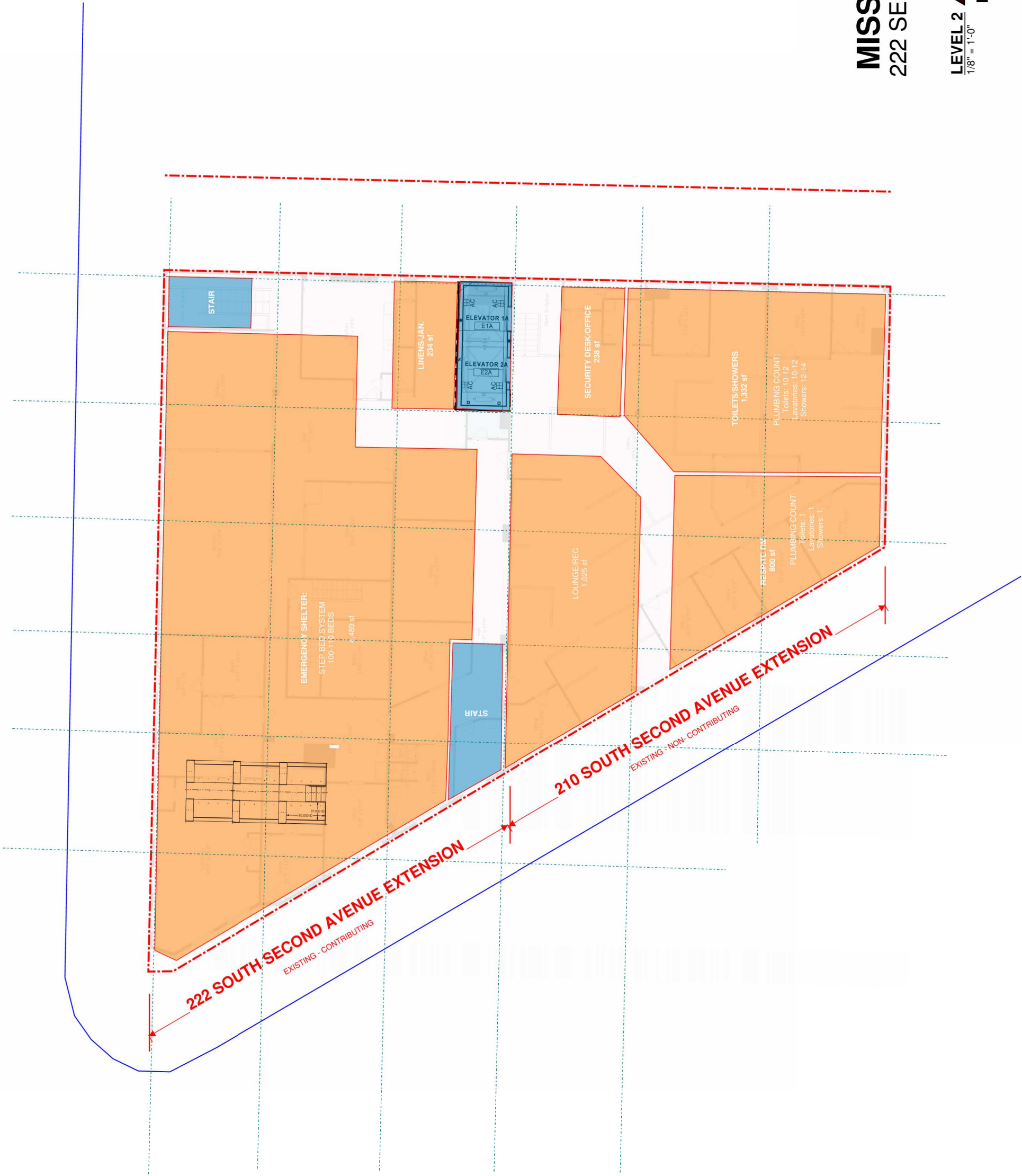
**BASEMENT**  N  
1/8" = 1'-0"





[illegible]







# MISSION/SHELTER

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LEVEL 3  
1/8" = 1'-0"







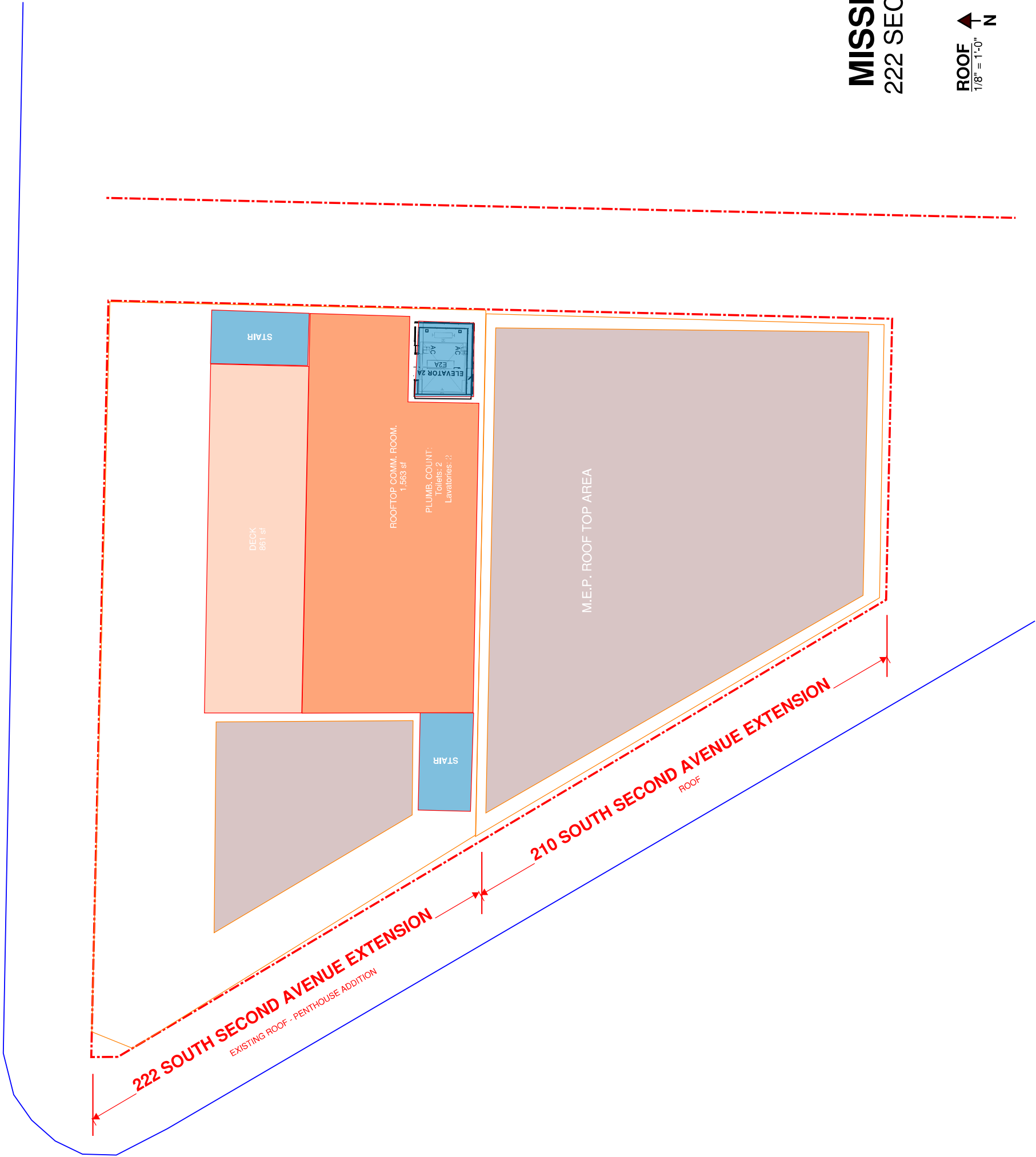
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LEVEL 4  
1/8" = 1'-0" N







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