



## Triangle Hotel and Bar (Flatiron Building)

Pioneer Square Preservation Board Briefing

August 23, 2023





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## PROJECT SUMMARY

1 View from S. Dearborn Ave, circa 1935

2 View from First Avenue, 1975



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# PROJECT SUMMARY



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**Name:** Triangle Bar / Flatiron Building

**Address:** 551 First Avenue South, Seattle WA 98104

**Date Constructed:** 1910

**Building History:**

The Triangle Hotel, also known as the Flatiron Building, was designed by architect C.A. Breitung for real estate figure and financier, Victor Hugo Smith. Completed in 1910, the three-story building features rusticated Flemish bond brickwork, late medieval pointed arches, and projecting window bays on the upper floors. Its triangular shape is dictated by the site, located at the intersection of First Avenue South and what was formerly the railroad tracks which led to Seattle's wharves. The basement and ground story structure is of cast concrete and has a brick and pebble-dashed stucco veneer exterior. The second and third stories are of brick masonry construction with wood framing, with wood frame projecting window bays with zinc-coated sheet metal veneer. Originally the Triangle Hotel consisted of a saloon on the ground floor and eight rooms on the two upper floors, and it continued to be operated under that name until 1945. Like many hotels in the district, it had eventually become a brothel. The ground story continued as a neighborhood tavern until 1929, at which point the Western Union Telegraph Company located its "C" branch office in the space. Communication with the head office at 2nd Avenue and Cherry Street was conducted via pneumatic tubing. Upon Western Union's departure from the property in 1954, the ground story was re-outfitted for tavern use, and from 1987-2020 operated as the Triangle Pub. As for the upper stories, it is known that an architectural practice occupied the second floor in the 1970s, and since then the upper floors have been remodeled into two apartments, still occupied by tenants.

Although much of the original building is largely intact, the following elements of the building have been modified since the building was constructed:

- The eight rooms on the upper levels were demolished and the spaces were remodeled into studio apartments.
- The ground level west entry has been infilled and restrooms were constructed on this floor.
- A fire escape was added to the west side of the building servicing the apartments.

**Proposed Project Scope:**

The proposed project scope includes facade restoration, remodeling and refresh of the two residential apartments, demolition of one of the ground floor restrooms to re-open the west entry, and construction of a new restroom at the basement level. The ground floor will retain its pub/food service function, and the upper floors will remain residential use. The scope also includes the addition of a stair to the roof, for use as a terrace by the residential tenants. This will involve the construction of a rooftop enclosure at the north end of the roof to house the stair.

Structural upgrades are being provided to meet the new proposed Bolts Plus ordinance, including new strongbacks at the third floor and new roof framing. These upgrades will not be visible from the exterior.

The proposed facade restoration work includes new street level windows and doors, including returning a door located on the west side to functional use. The windows at the second and third stories will be restored and re-glazed with insulated glazing units. The existing fire escape is proposed to have landings and treads removed, with the remaining structure restored and repainted.

The proposed rooftop enclosure is designed to have minimal visibility from the street and minimal impact on the building's primary facades. Its use will be limited to the occupants of the rental units and will not be available to visitors of the pub. A new roof membrane will be installed over the new roof framing with a pedestal paver system for the roof deck. A new flat bar steel rail is proposed to extend less than twelve inches above the existing parapet for the entire perimeter of the roof and will be set back approximately two feet from the exterior face of the cornice.

We look forward to discussing this project with the Pioneer Square Preservation Board.



# CURRENT PHOTO SURVEY



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EAST ELEVATION

WEST ELEVATION



# CURRENT PHOTO SURVEY



STOREFRONT AT EAST ELEVATION



DAMAGED AND ROTTING STOREFRONT AT WEST ELEVATION



ENTRY TO PUB (LEFT) AND RESIDENCES (RIGHT) WITH STAINED GLASS TRANSOM



EXISTING FIRE ESCAPE

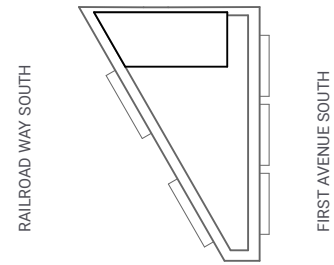


DAMAGED VENDOR PLATFORM OVER STAIR



DOOR AND WINDOW WALL AT BOTTOM OF STEPS AT AREAWAY





CURRENT STREET PERSPECTIVE FROM THE SOUTHEAST

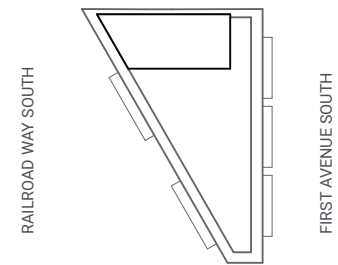




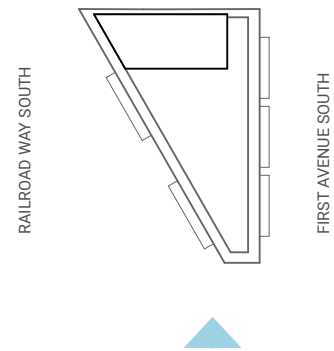
PROPOSED STAIR ENCLOSURE



PROPOSED STREET PERSPECTIVE FROM THE SOUTHEAST

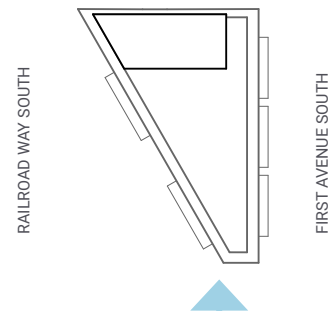






CURRENT STREET PERSPECTIVE FROM THE SOUTH



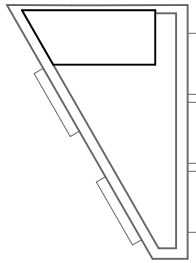


PROPOSED STREET PERSPECTIVE FROM THE SOUTH





RAILROAD WAY SOUTH

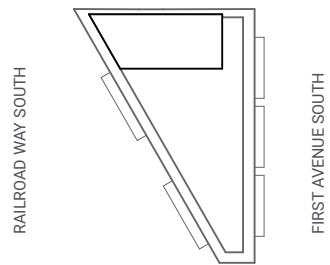


FIRST AVENUE SOUTH



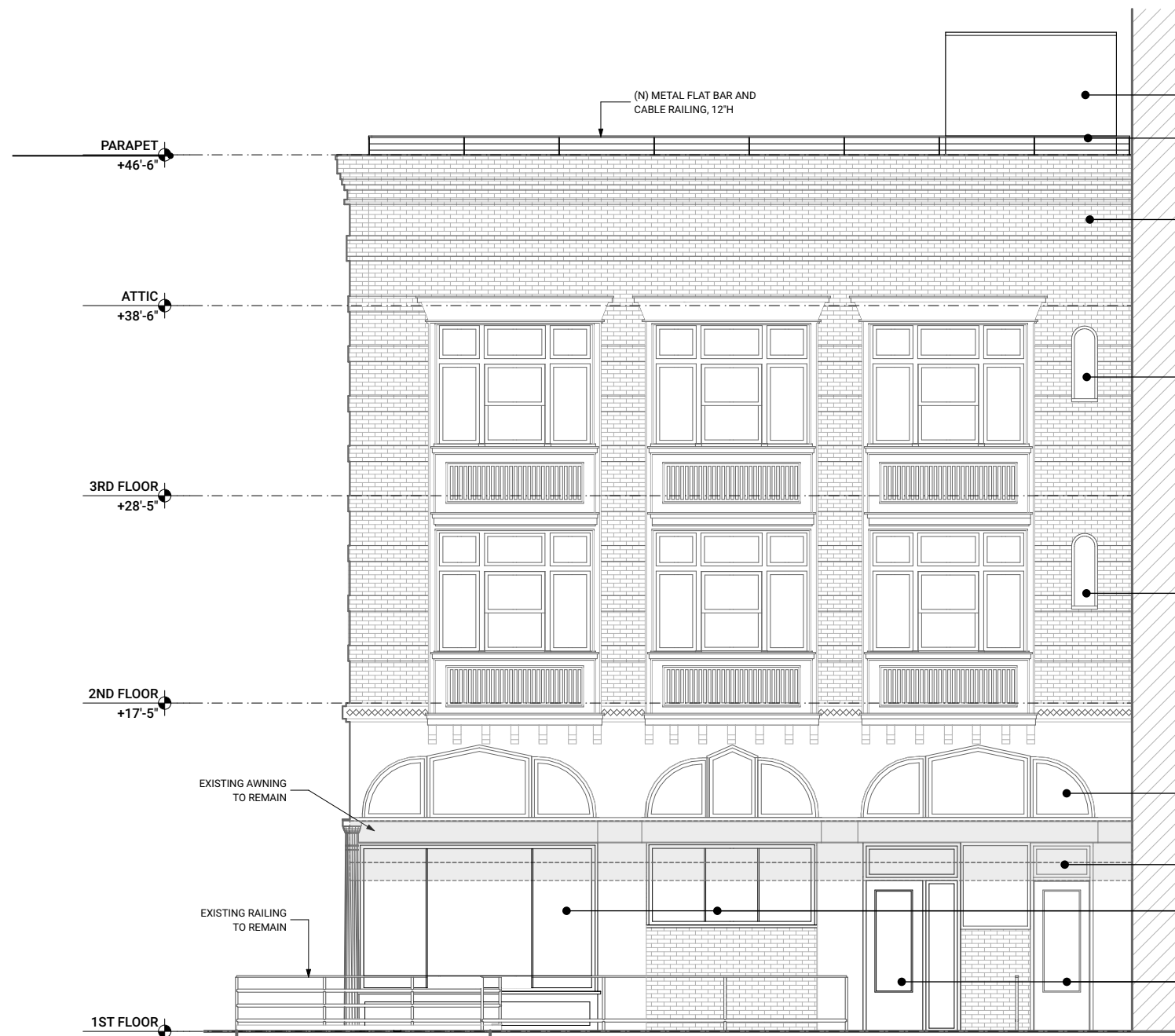
CURRENT STREET PERSPECTIVE FROM THE SOUTHWEST



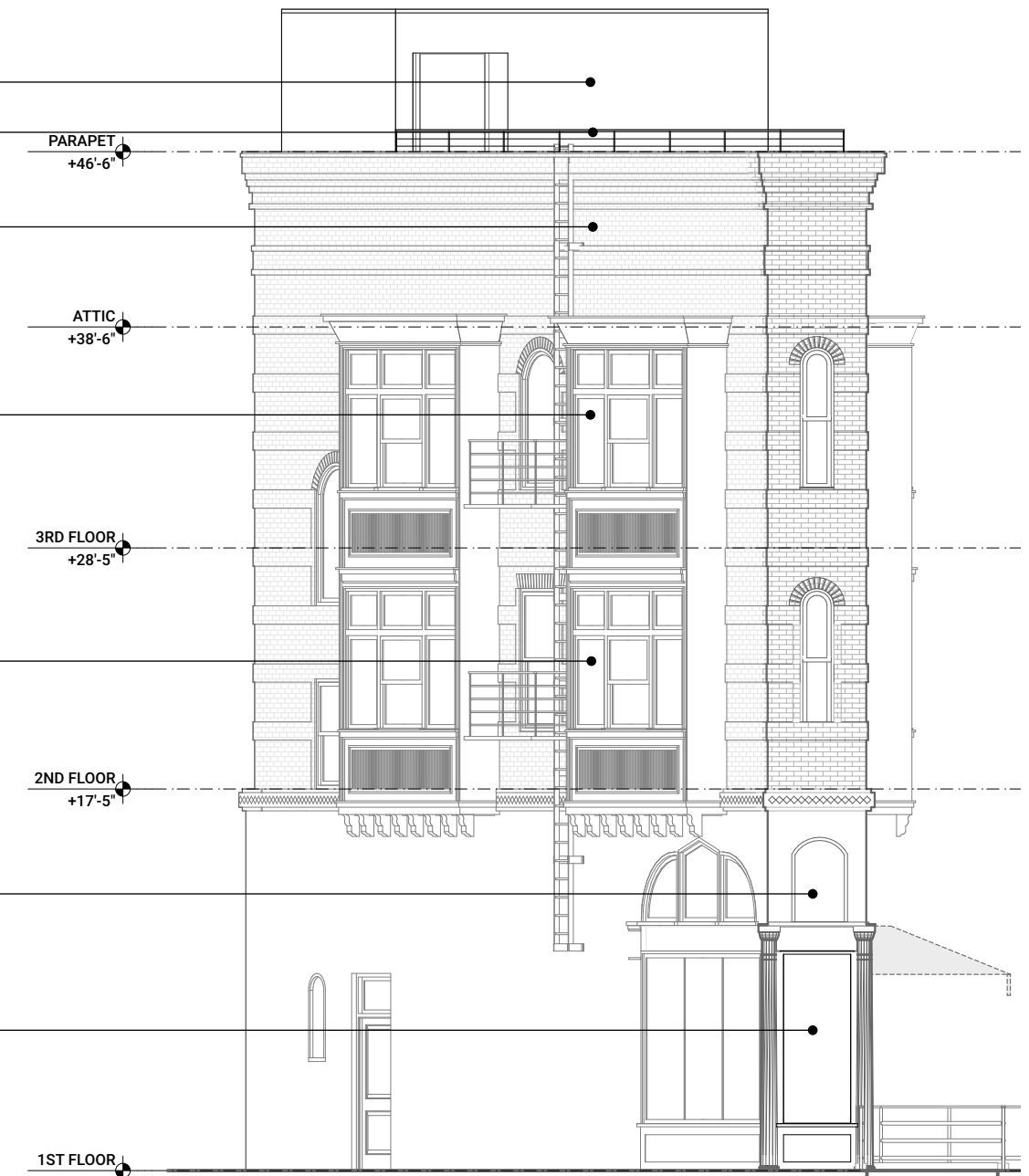


PROPOSED STREET PERSPECTIVE FROM THE SOUTHWEST





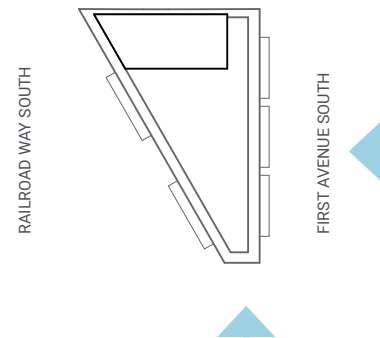
EAST ELEVATION



SOUTH ELEVATION

1/8" scale

1. restored brick
2. restored, painted and reglazed existing windows
3. new painted wood windows
4. new painted wood entry doors
5. painted steel railing
6. new enclosure at roof stair
7. restore existing window

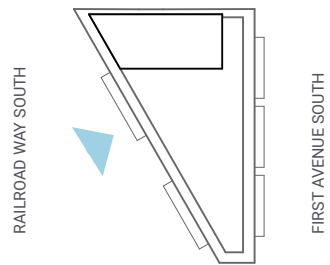






WEST ELEVATION

1/8" scale

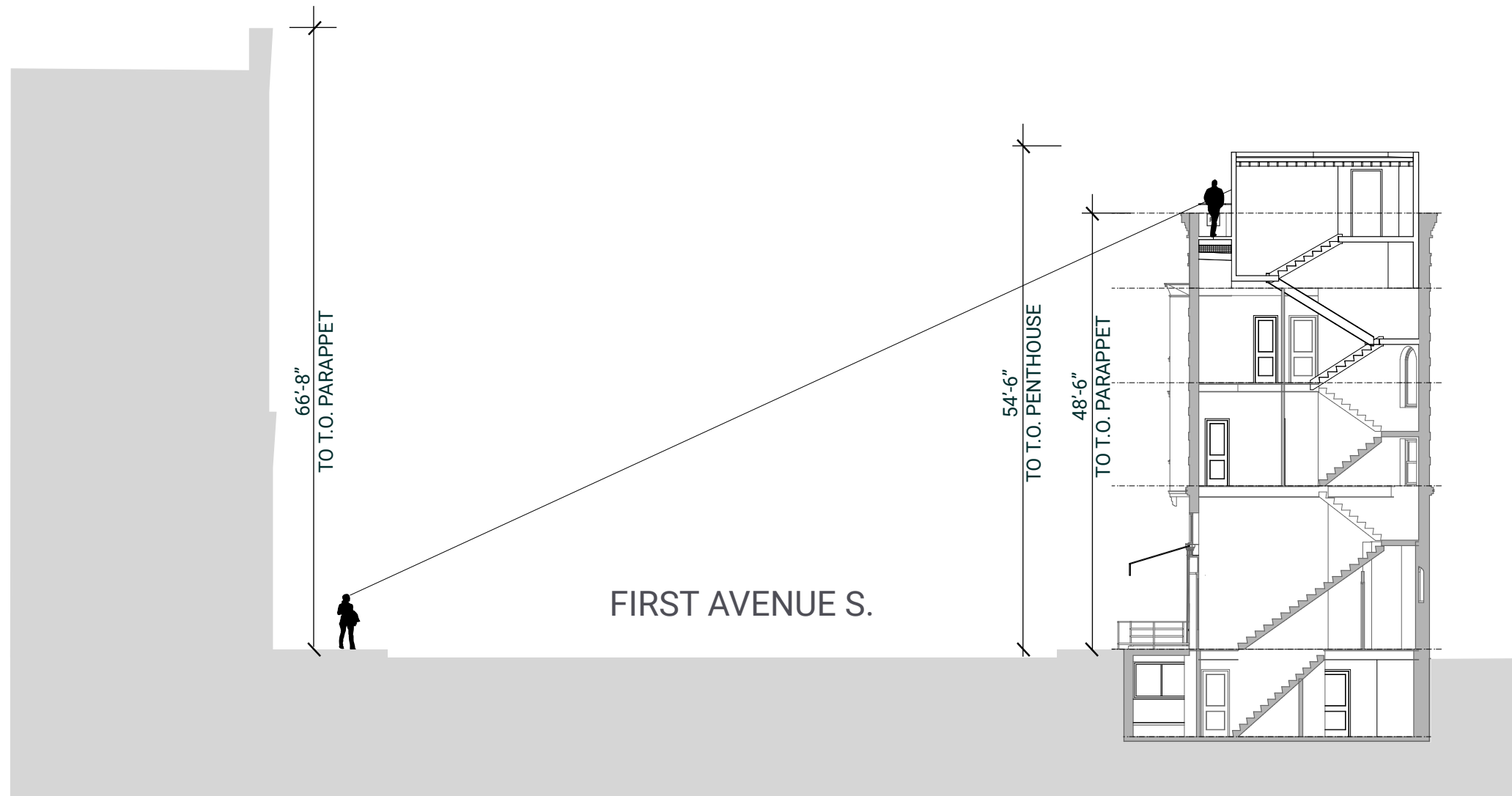


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AXON VIEW





PROPOSED EAST/WEST BUILDING SECTION