



Triangle Hotel and Bar (Flatiron Building)

Pioneer Square Preservation Board Briefing 2

March 25, 2024

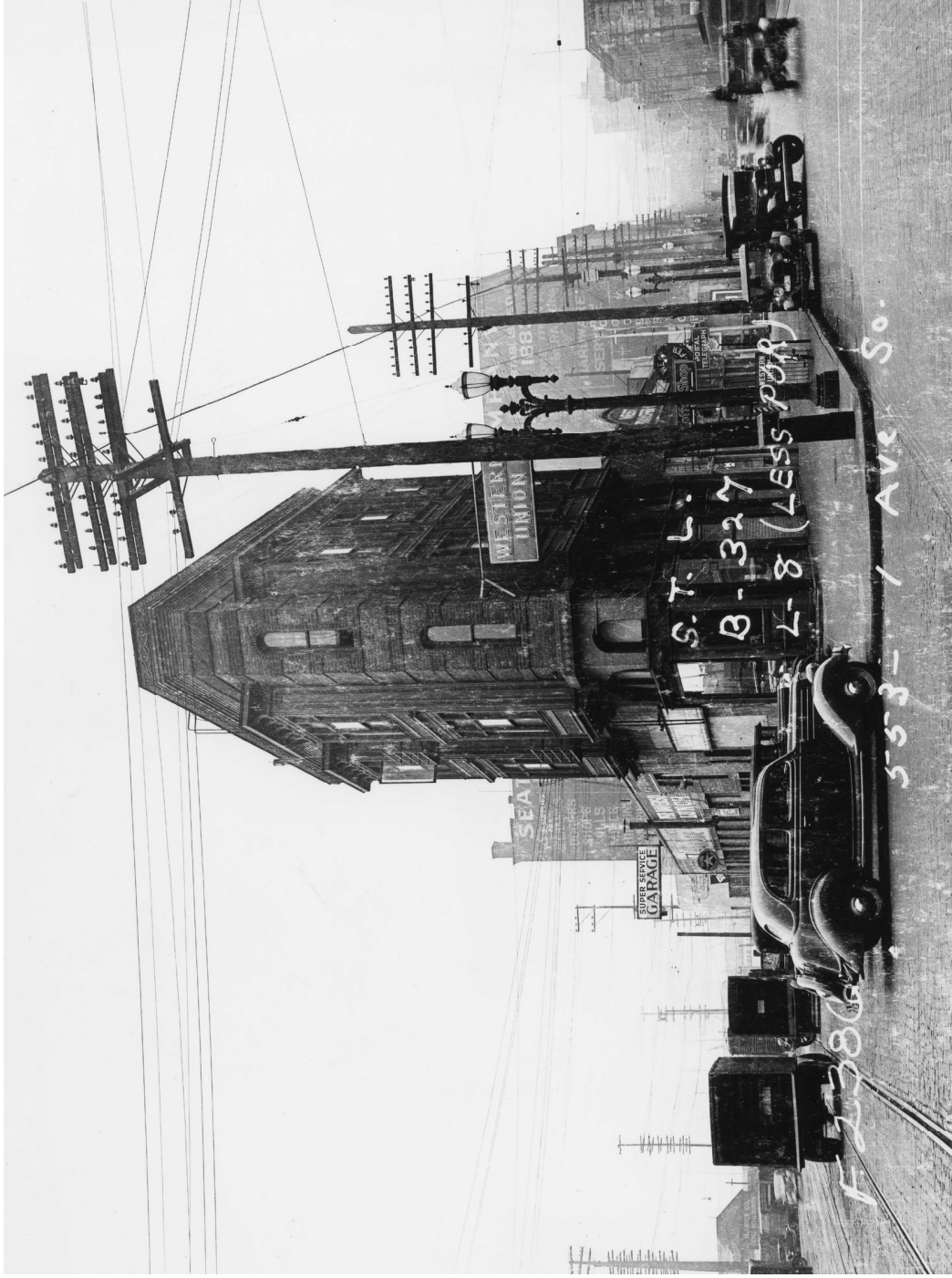


VIEW FROM S. DEARBORN AVE, CIRCA 1910'S

Table of Contents

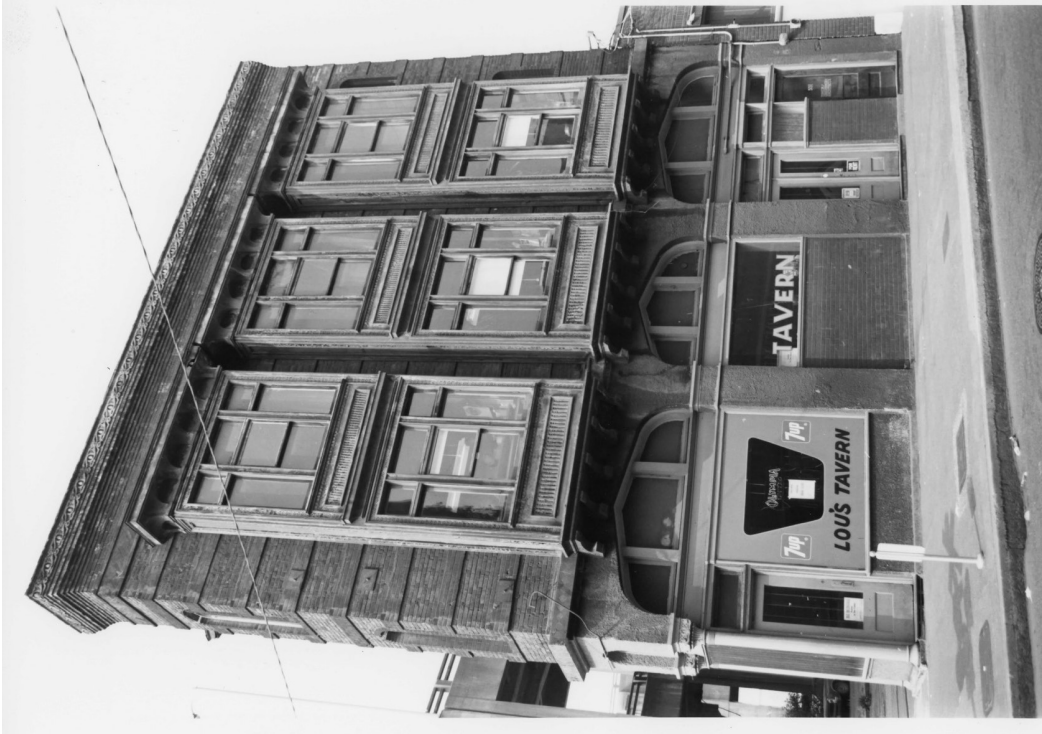
Project Summary	2
Axonomic Diagram.....	4
Current Photo Survey.....	5
Floor Plans.....	7
Proposed Section.....	9
Proposed Street Perspectives.....	10
Proposed Elevations.....	13
Material Palette.....	15
Proposed Window Product.....	16

PROJECT SUMMARY



VIEW FROM S. DEARBORN AVE, CIRCA 1935

PROJECT SUMMARY



VIEW FROM FIRST AVENUE, 1975

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. Bretting 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-qualified 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.

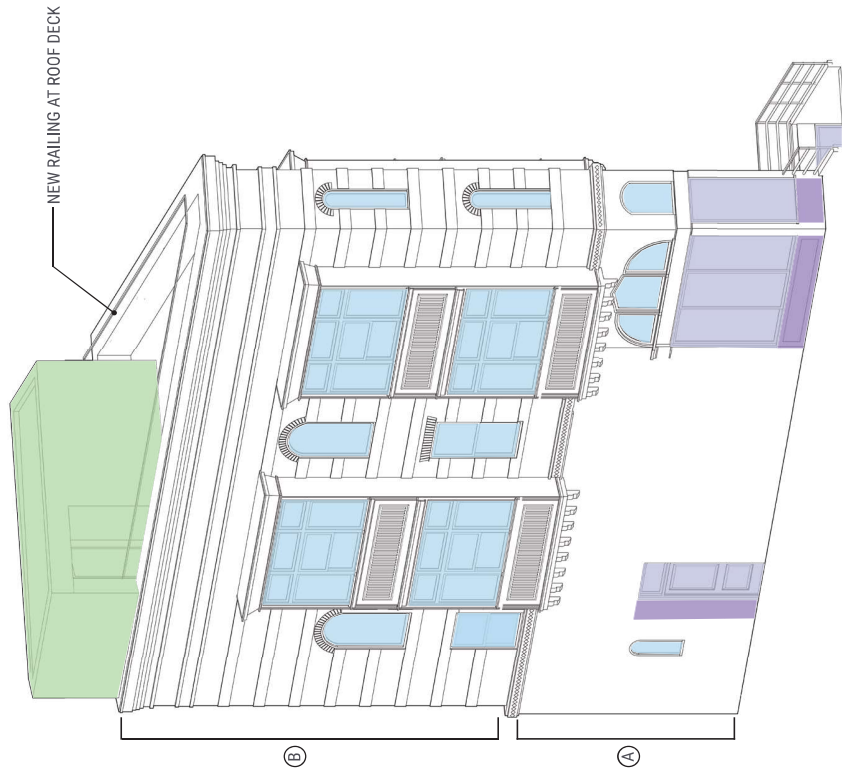
Structural upgrades are being voluntarily provided to meet the new proposed Bolts Plus ordinance, including new strongbacks from the third floor to the parapet and new roof framing. These upgrades will not be visible from the exterior.

The proposed facade restoration work includes new street level windows and doors. The existing door on the west elevation will be relocated approximately eighteen inches to the south and restored 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.

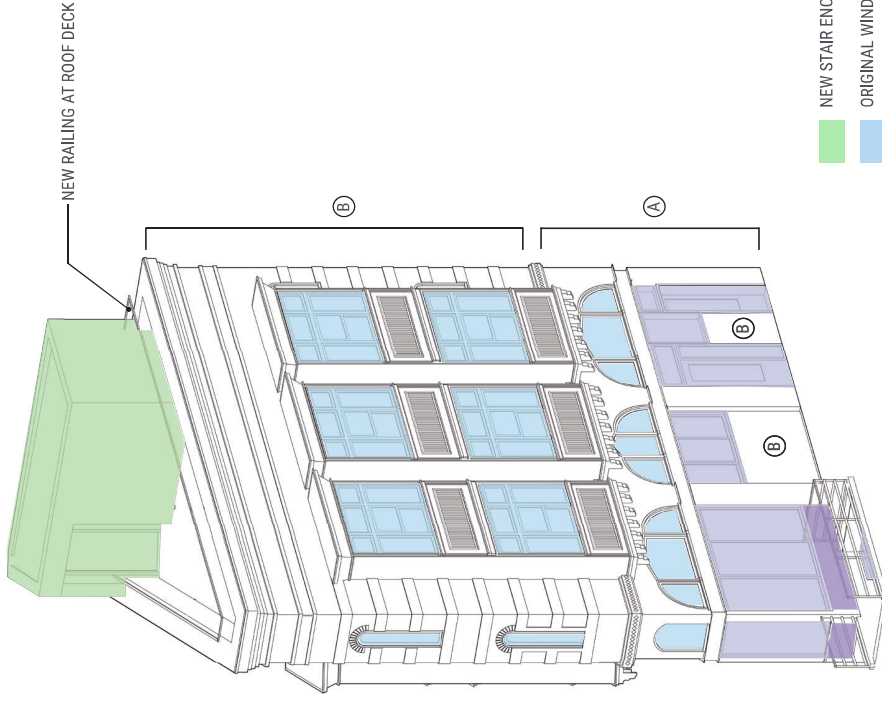
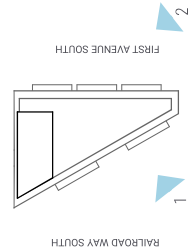
The proposed rooftop enclosure is designed to have minimal visibility from the street and minimal impact on the building's primary facades. Its use will be limited to the occupants of the rental units and will not be available to visitors of the pub. A new roof membrane will be installed over the new roof framing with a pedestrian paver system for the roof deck. A new minimal profile, 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.

AXONOMETRIC DIAGRAMS



1. AXON DIAGRAM FROM WEST



2. AXON DIAGRAM FROM EAST

- NEW STAIR ENCLOSURE
- ORIGINAL WINDOWS TO BE RESTORED
- NEW PAINTED WOOD STOREFRONTS TO REPLACE EXISTING
- REBUILD EXISTING WALL TO MATCH
- A REFINISH EXTERIOR WALL
- B CLEAN AND REPOINT EXISTING BRICK

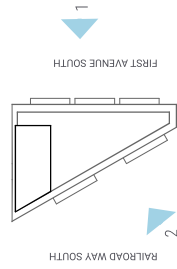
CURRENT PHOTO SURVEY



1. EAST ELEVATION



2. WEST ELEVATION



CURRENT PHOTO SURVEY



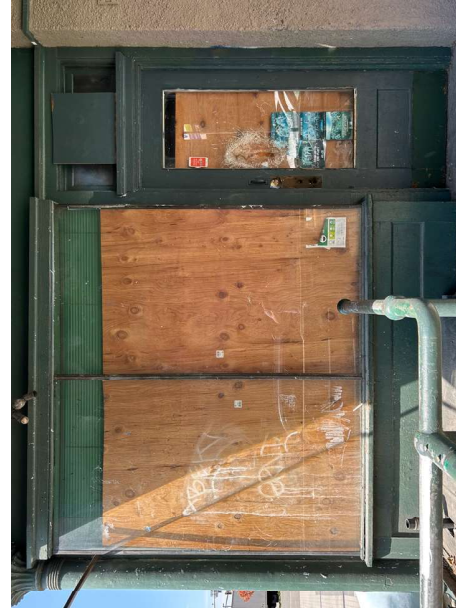
1. EXISTING FIRE ESCAPE



2. DAMAGED AND ROTTING STOREFRONT AT WEST ELEVATION



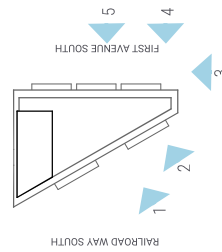
DOOR AND WINDOW WALL AT BOTTOM OF STEPS AT AREAWAY



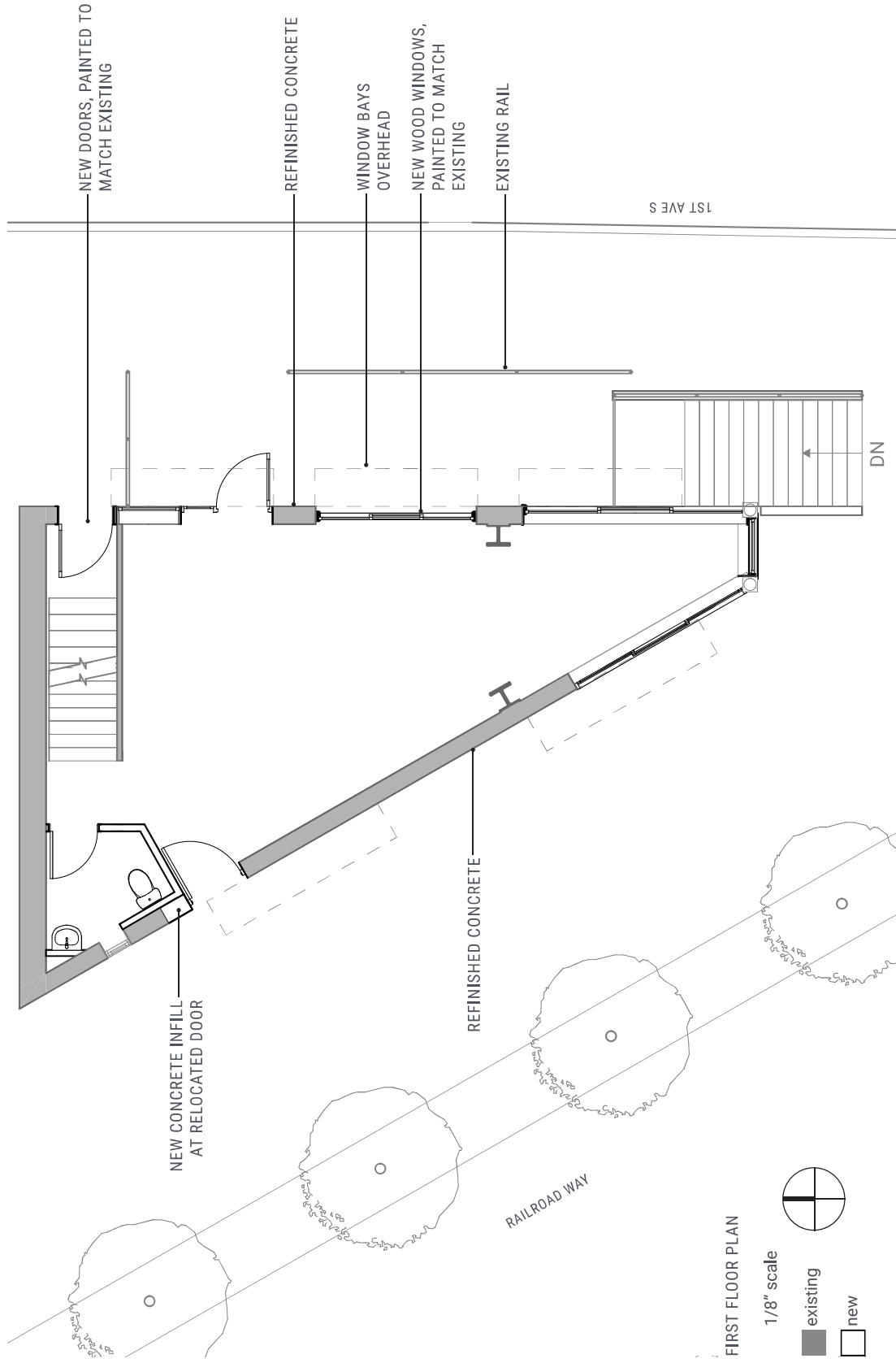
STOREFRONT AT EAST ELEVATION



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



FLOOR PLANS



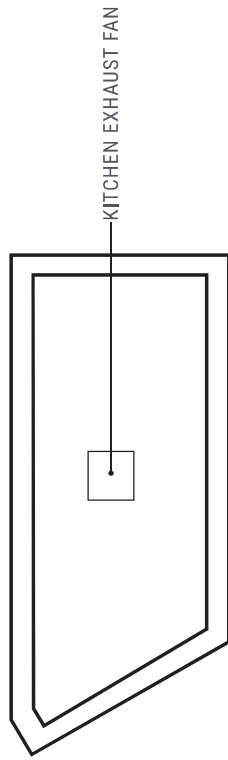
FIRST FLOOR PLAN

1/8" scale

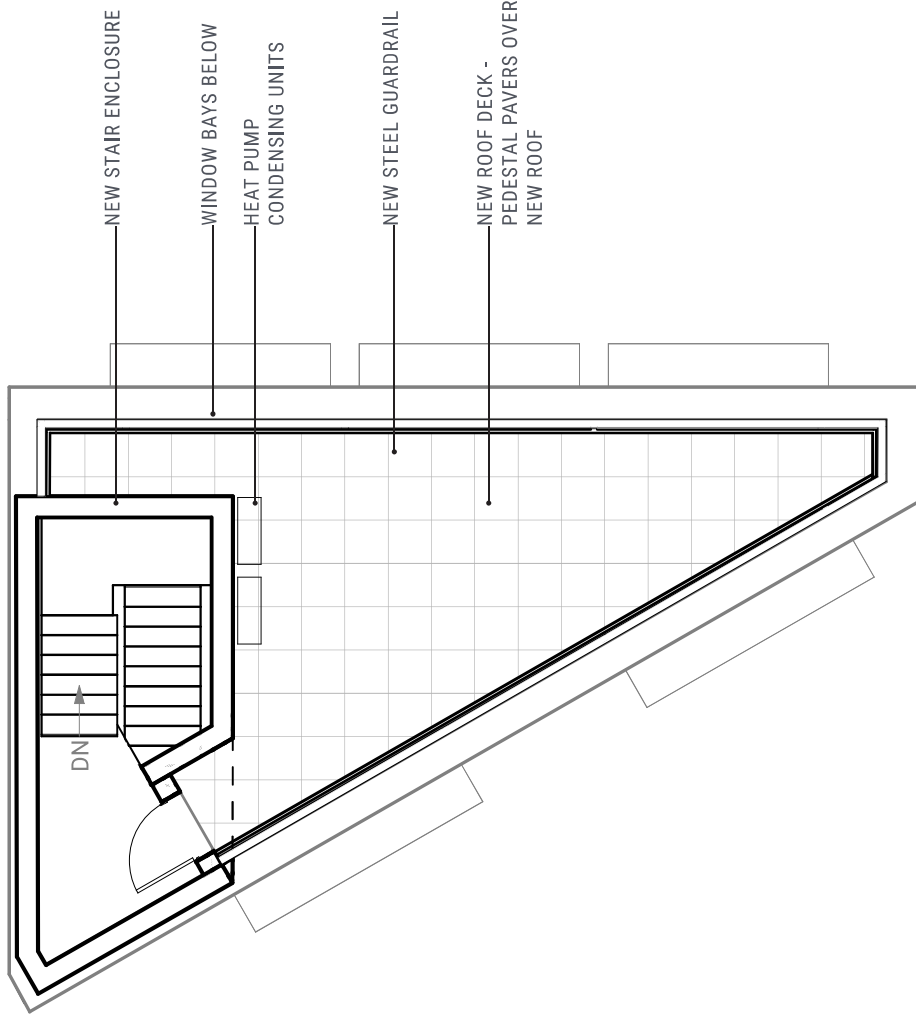


- existing
- new

FLOOR PLANS



UPPER ROOF PLAN



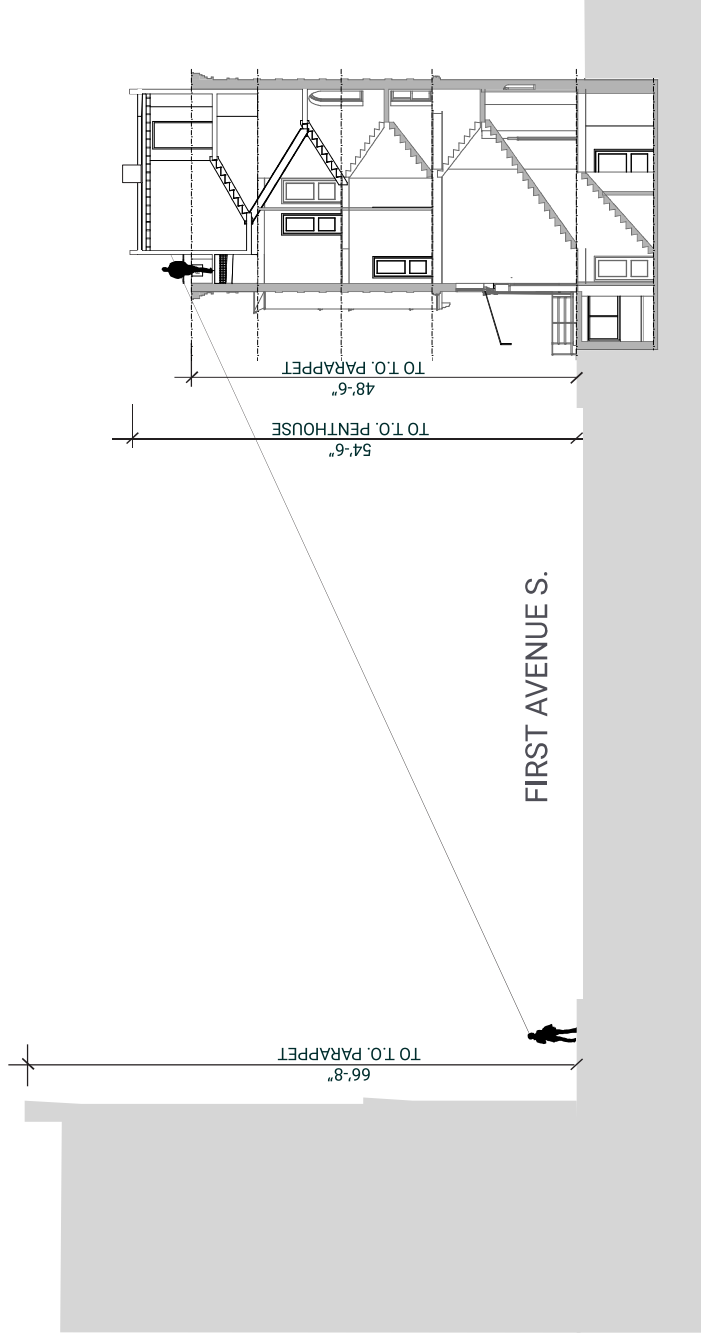
ROOF PLAN

1/8" scale



- existing
- new

VIEW STUDY



SIGHTLINE STUDY PROPOSED EAST/WEST BUILDING SECTION

VIEW FROM THE EAST



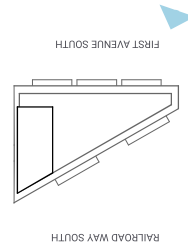
CURRENT CONDITIONS



PROPOSED STAIR ENCLOSURE AT ROOF

BRICK INFILL OF WINDOWS
TO BE COMPLETED BY
NEIGHBORING BUILDING

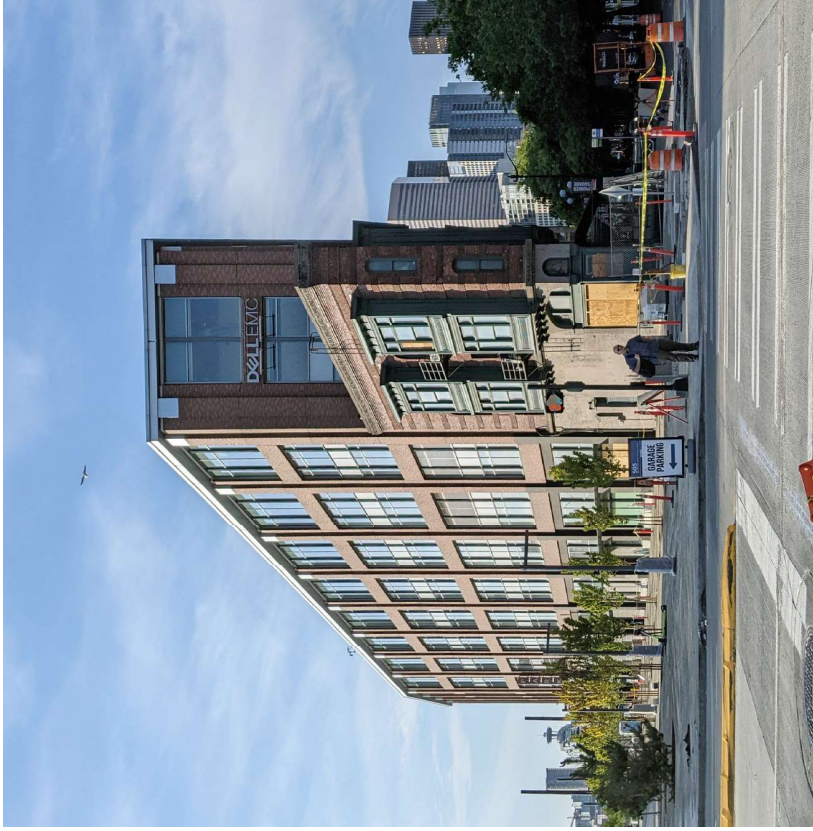
PROPOSED STAIR
ENCLOSURE



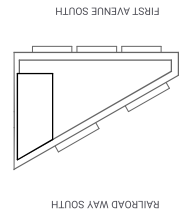
RAILROAD WAY SOUTH

FIRST AVENUE SOUTH

VIEW FROM THE SOUTH



CURRENT CONDITIONS



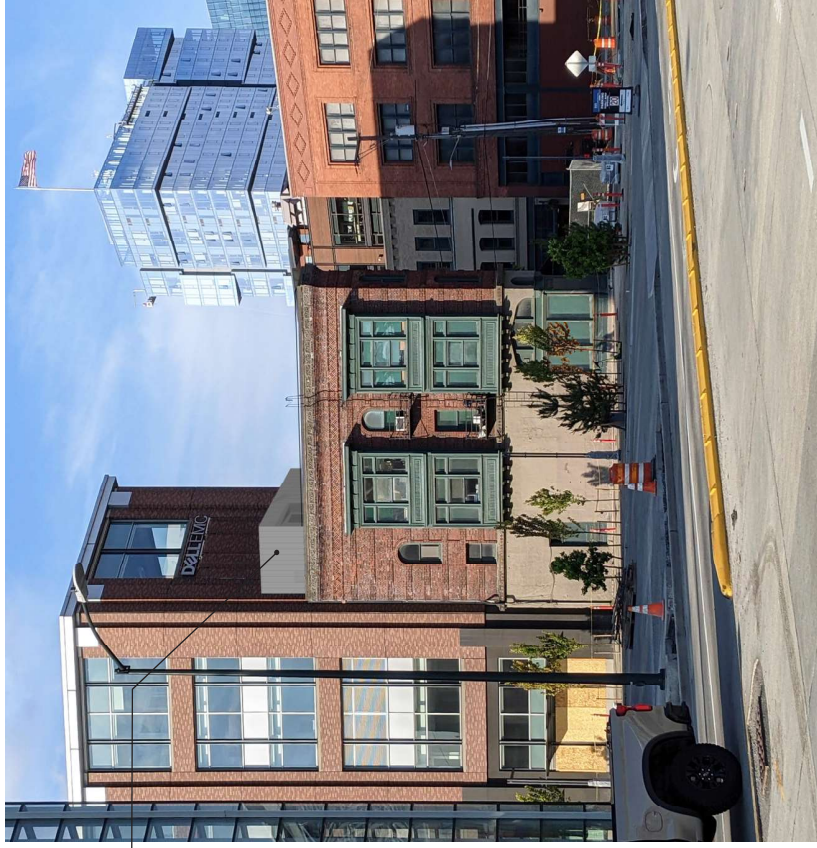
PROPOSED STAIR ENCLOSURE

PROPOSED STAIR ENCLOSURE AT ROOF

VIEW FROM THE WEST

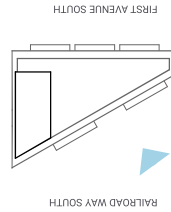


CURRENT CONDITIONS

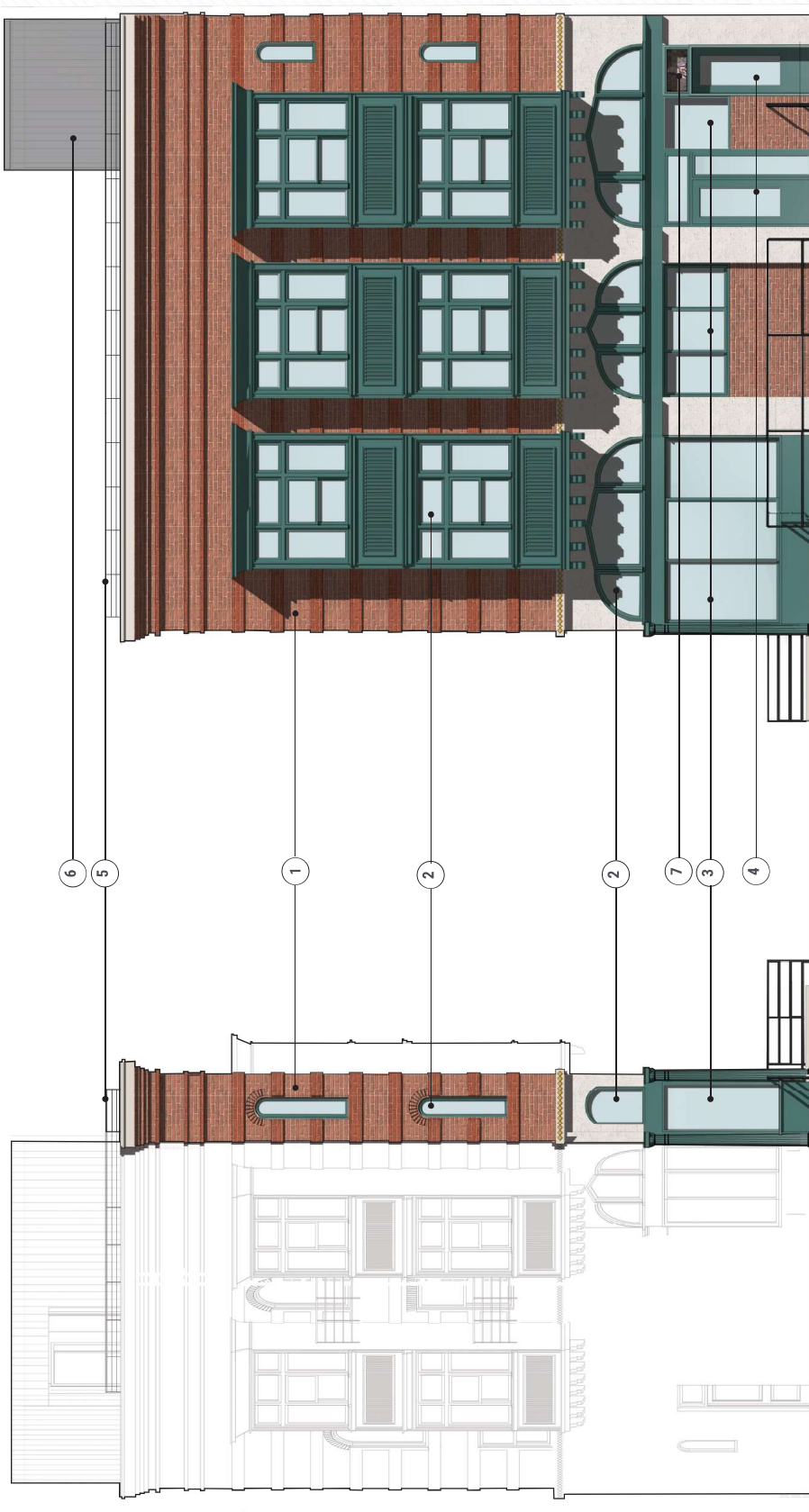


PROPOSED STAIR ENCLOSURE

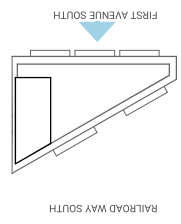
PROPOSED STAIR ENCLOSURE AT ROOF



ELEVATIONS

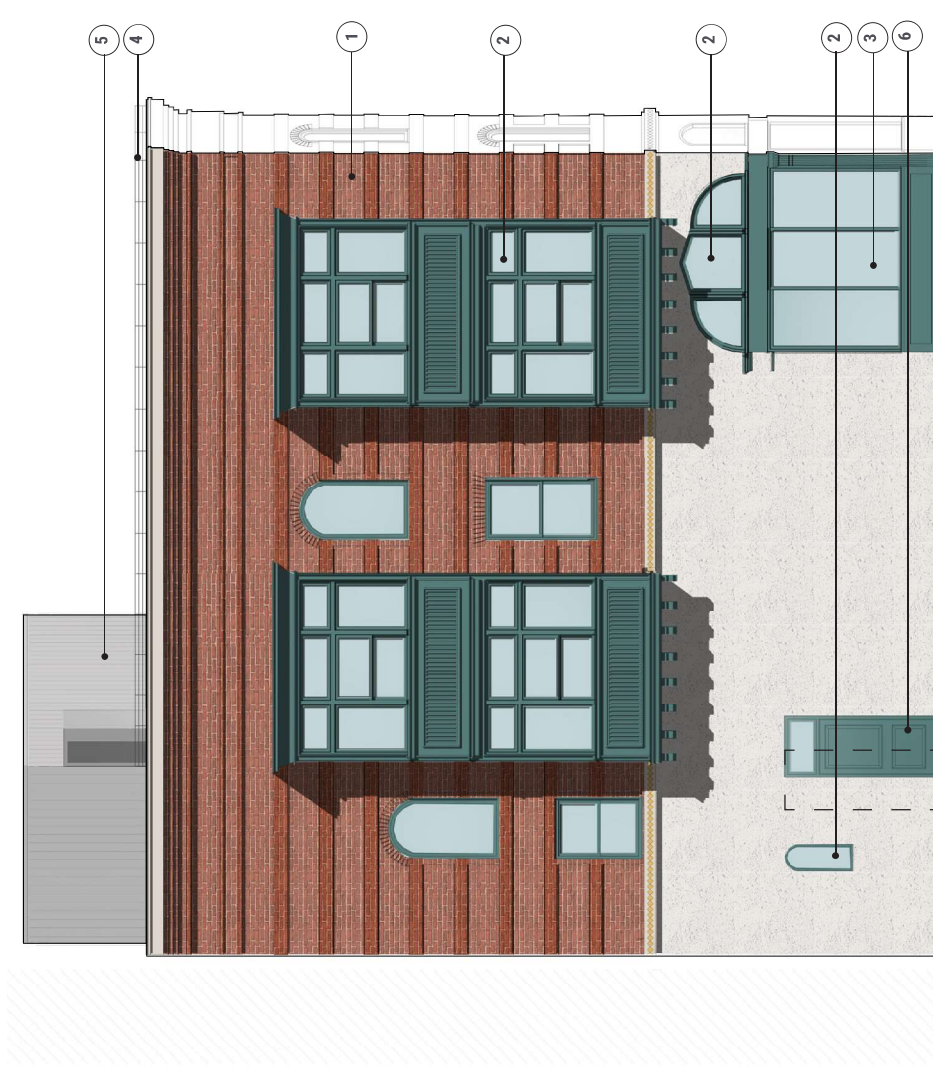


1. restored brick
2. restored, painted and reglazed existing windows
3. new painted wood windows
4. new painted wood entry doors
5. painted steel railing
6. new enclosure at roof stair
7. restore existing stained glass window

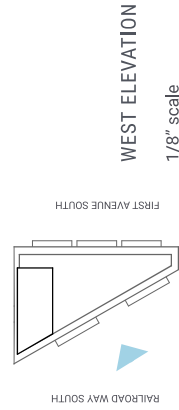


SOUTH ELEVATION
1/8" scale

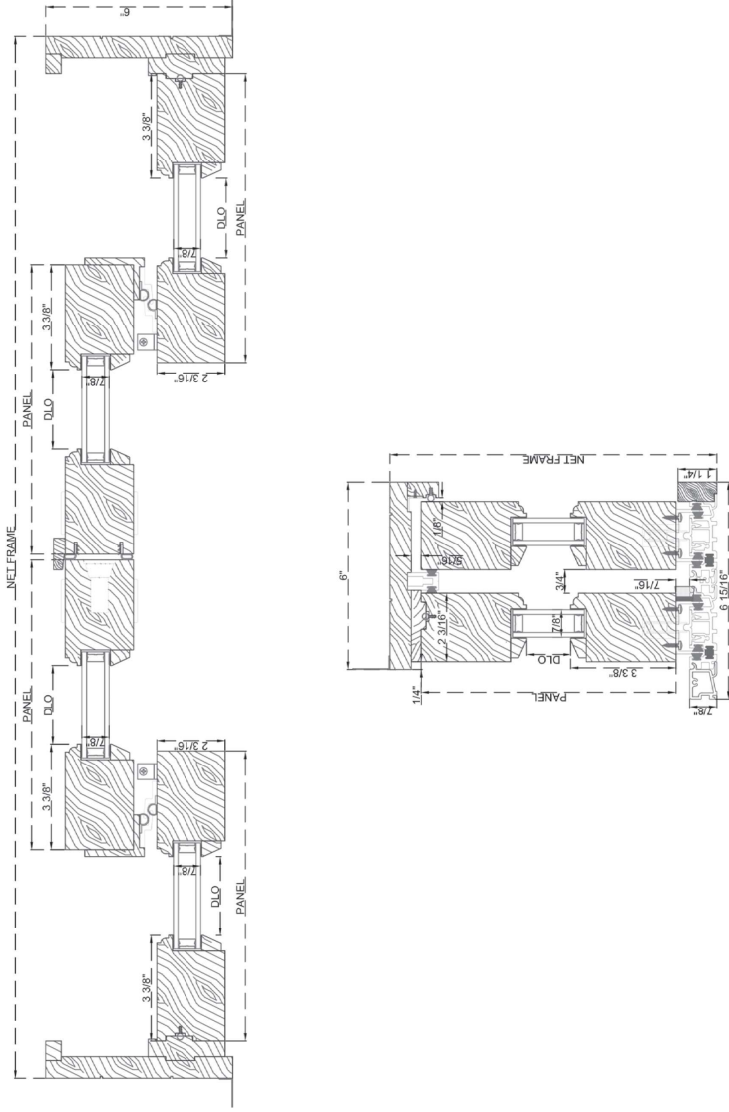
EAST ELEVATION



1. restored brick
2. restored and reglazed existing windows
3. new painted wood windows
4. painted steel railing
5. new enclosure at roof stair
6. existing door relocated 18" south, wall infilled to match



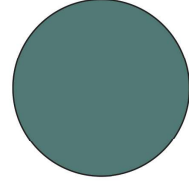
PROPOSED SLIDING WOOD WINDOW INFORMATION



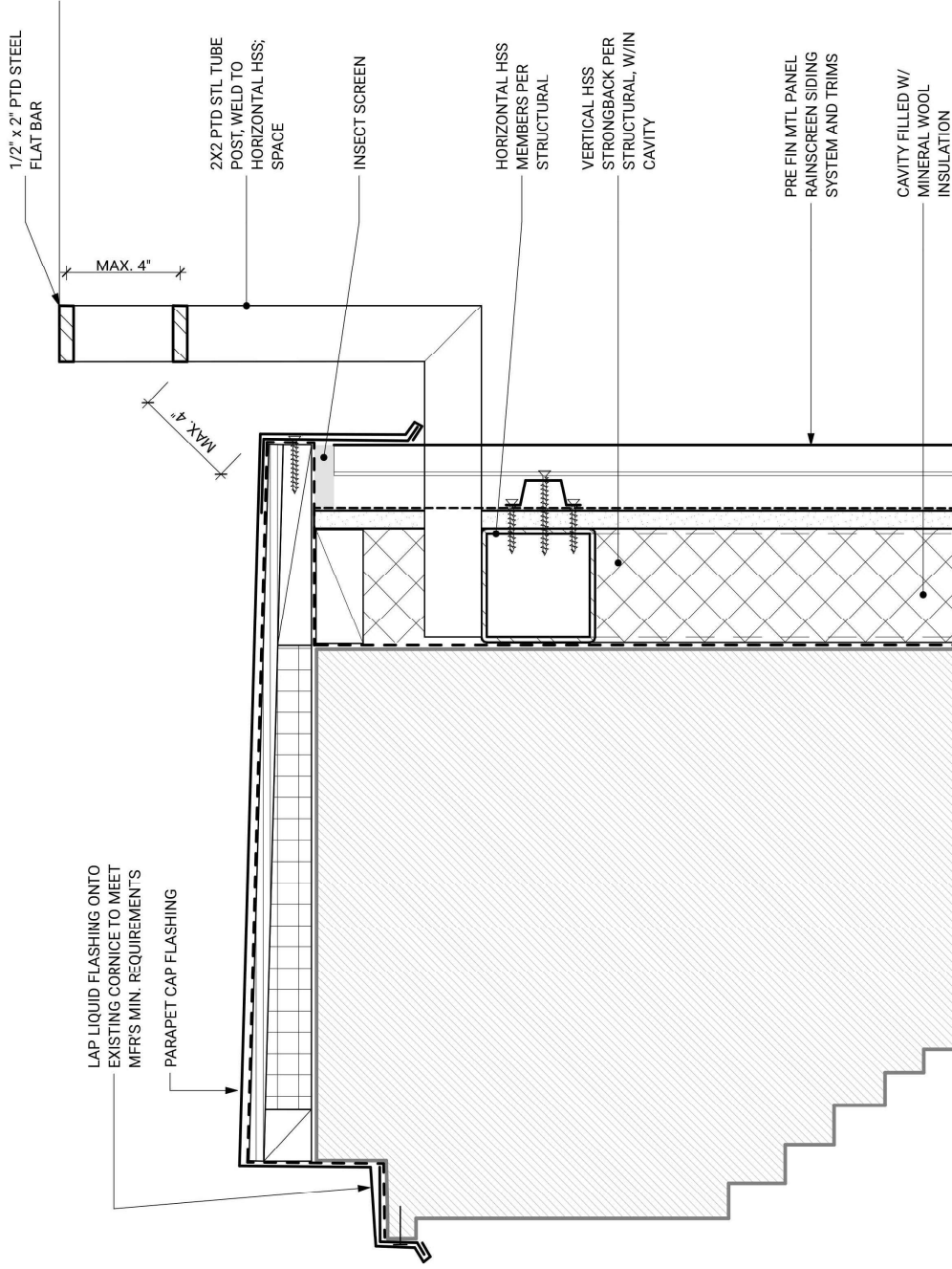
SIMILAR INSTALLATION OF PRODUCT IN SEATTLE - TO BE PAINTED TO MATCH EXISTING

STILE Windows & Doors		TITLE WOOD OXO MULTISLIDE DETAILS		ITEM # W1
THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE REPRODUCED NOR IS THE INFORMATION THEREON TO BE USED ON ANY OTHER PROJECTS WITHOUT WRITTEN CONSENT IS FIRST OBTAINED FROM STILE WINDOWS AND DOORS, LLC.		DESIGNER CHERRY CREEK	PROJECT TBD	
P.O.# TBD	DRAFTER RM	DATE 11/9/2023	SCALE 3" = 1'-0"	JOB #
APPROVAL SIGNATURE		LAST REVISION DATE		

DETAILS FOR SLIDING WOOD WINDOW BY STILE WINDOWS



PROPOSED NEW RAILING AT EXISTING CORNICE CONDITION



LAP LIQUID FLASHING ONTO EXISTING CORNICE TO MEET MFR'S MIN. REQUIREMENTS
 PARAPET CAP FLASHING

1/2" x 2" PTD STEEL FLAT BAR

MAX. 4"

2X2 PTD STL TUBE POST, WELD TO HORIZONTAL HSS; SPACE

MAX. 4"

INSECT SCREEN

HORIZONTAL HSS MEMBERS PER STRUCTURAL

VERTICAL HSS STRONGBACK PER STRUCTURAL, W/IN CAVITY

PRE FIN MTL PANEL RAINSCREEN SIDING SYSTEM AND TRIMS

CAVITY FILLED W/ MINERAL WOOL INSULATION

DETAILS FOR NEW GUARD RAIL AT ROOF DECK