



The City of Seattle

Pioneer Square Preservation Board

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PSB 5/24

ARC/Staff Report

for Board meeting January 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.

011024.41 **Washington Street Boat Landing/Seattle Harbor Patrol**

199 Alaskan Way

Molly Moon's

Proposed:

Establish use as retail for ice cream concession

Remove, salvage, and store existing windows and replace with operable windows

Install a new walk-in freezer and dry storage, to be removed at end of tenancy

Install outdoor seating

The Washington Street Boat Landing, originally known as the Seattle Harbor Department is within the Pioneer Square Preservation District boundaries but is also independently listed on the National Register of Historic Places.

In 2013 the Pergola structure was temporarily removed for the rebuilding of the seawall. In 2016 Rehabilitation of the building began while in storage and was then moved back to the site in 2017 where the rehabilitation was completed.

The offices of the pergola had been vacant for decades, but it was anticipated that following the rehabilitation of the building structure and completion of the Waterfront Project there would be a new use for the structure. A Request for Proposals for a retail and food opportunity was issued and awarded.

This proposal makes alterations to the existing original office, adds an additional enclosure and outdoor seating. The proposal for signage will be a separate application.

The Board has previously reviewed and approved pick up windows in other locations where the storefront is not original. The Board has also approved the removal of transom windows for installation of louvers when they are necessary for the function of the use and cannot be provided in another location. In that case the Board has typically required that the windows be kept for future reinstallation if the louver is no longer necessary.

Since the Board was briefed on the proposal on October 20, 2023, more details were added to show the attachments of the walk-in freezer and dry storage. More information was added to demonstrate the need for additional storage and freezer. The Board should consider the impacts of the addition on the historic integrity of the structure as well as if the addition is reversable.

Staff has discussed with the applicant if the drawing accurately reflects the existing conditions as it shows a column slightly out of alignment with the other columns. The applicant believes that this is accurate. Because the dry storage wall is close to the column shown in plan set page A3.10 and A8.01, there may be a need to adjust the storage wall as it is being built so that it does not touch the column if the location is not accurate.

Code Citations:

Seattle Municipal Code

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.

23.66.100 Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have

resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District.

23.66.120 Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124.

Rules for the Pioneer Square Preservation District

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the district. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the district.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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.

Issued: January 5, 2024

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