



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

PSB 36/15

**MINUTES** for Wednesday, February 18, 2015

### **Board Members**

Mark Astor  
Ann Brown  
Evan Bue  
Ryan Hester, Chair  
Dean Kralios, Vice Chair  
Willie Parish  
Marcus Pearson  
Tija Petrovich

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Amanda Bennett

Chair Ryan Hester called the meeting to order at 9:00 a.m.

### **021815.1 APPROVAL OF MINUTES:**

January 21, 2015

MM/SC/MP/AB 6:0:2 Minutes approved as amended. Messrs. Kralios and Parish abstained.

February 4, 2015

MM/SC/DK/AB 6:0:2 Minutes approved. Messrs. Pearson and Parish abstained.

### **021815.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

### **021815.11 Old Public Safety Building/ Yesler Building**

400 Yesler

Rehabilitation of the building including:

Cleaning exterior  
Repainting

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

- Replacing windows
- Replacing doors
- Altering the 7<sup>th</sup> floor penthouse
- Creating 7<sup>th</sup> floor deck with railing
- Re-roofing and adding perimeter screen at mechanical
- Replacing sidewalk screening at mechanical air well
- Adding architectural lighting
- Adding a flag pole

ARC Report: ARC reviewed the plans and renderings provided. ARC requested specifics on the psi and the product for the cleaning method. ARC discussed the two paint color options for the penthouse and mechanical area. Both proposal now have them painted the same color. ARC was in agreement that both the proposed and alternative colors were appropriate so it was more a discussion about which color had a more positive effect on the historic building. While some members thought that the lighter color made the top penthouse recede others thought that the darker color made it recede especially if viewed from street level where one would only see a bit of the penthouse. ARC members who preferred the lighter color indicated that they would still support the darker color.

ARC agreed the door was appropriate for the building and the use. It was noted that there was an error in the drawing for one door. It was suggested that the door proposal could be improved by increasing the size of the ADA door, while it met ADA requirements was actually smaller than the other proposed doors.

ARC found that being the penthouse was a 1970s addition and because the alterations were more in sensitive to the historic architecture in pattern, fenestration and materials, it was appropriate to alter the penthouse as planned.

ARC thought that the railing on the top was appropriate. That the curved metal railing coordinated with the building and other railings in the area and that the glass section would be less visible. The applicant noted that there would be a 4 inch gap between the metal railing and the glass railing.

ARC thought that most of the proposal complied with the District Rules, SMC and Secretary of Interior's Standards for Rehabilitation

ARC thought the screening at the mechanical would an improvement from the yellow guard rail there now. Material identification was needed.

ARC reviewed the alternatives for the height of the sidewalk level screen for the open air vault. They found that there was only 7 inches difference and the shorter one did not have an advantage architecturally so they supported the higher screen and recognized that it was a safety element.

Following discussion the applicant indicated that the flag pole would be bronze. The pole was less than 50 feet above the roof.

ARC thought the lighting was minimal and was focused on the architectural features of the building. The thought the placement and connections to power was thoughtful and compatible.

ARC discussed that because the windows were not original windows, they are not wood windows, because it was not know for certain what the profile of the windows were, combined with effort to bring back the windows to a more historic appearance the proposal to use the fiberglass windows was acceptable. ARC did discuss that the operation of the windows is going to change from a double or single hung used in most historic buildings to an awning window and that could change the appearance of the building when the windows are open. The applicant indicated that they chose the awning style because it was easier to operate ADA compliant and went on to say they could not be opened if they were double/ single hung. ARC asked them to demonstrate that the windows would not be able to be operable if double/single hung. By showing a section including the height from the floor to the mullion.

Applicant Comment:

Elizabeth Nelson and Scott Clark, Clark Design Group, presented via PowerPoint (full report in DON file).

Ms. Nelson explained the proposal to ‘dematerialize’ the 7<sup>th</sup> floor by putting in larger windows, adding deck, and a glass and metal guardrail. She said that bronze color metal panel will be used and will match the bronze metal windows. She pointed to slide 39 and said the darker penthouse will allow focus to be on the historic fabric of the building.

Mr. Clark said the stone base will remain as it is but will be cleaned, repainted to match existing, and with new bronze fiber glass windows.

Ms. Nelson said that the flagpole will top at 40’ above the roof of the penthouse which complies with Code. She said the main entry door will be a deep oil rubbed bronze patina; doors will be 3’6” wide x 8’ tall on either side. She said that the center ADA door will increase to 3’. She said the single glazed aluminum frame windows were installed in the 1970s. She said that there is not a lot of documentation about what the original windows were like and said that they propose fiberglass for the low profile that will allow trim without too much buildup of sill or jamb. She said that the awning windows are proposed because of the heavy weight of the triple glazing and its impact on the operable system and ADA compliance. She said that awning windows can meet ADA compliance because operable hardware is at the sill; there is no single hung window that has operable hardware at the sill.

Mr. Clark said that they went through a lot of items in researching the windows and said that the heavy weight of the double hung – 55 – 70 pounds – doesn't comply with ADA. He said that the profile of the double hung is 5-6" versus the 4" profile of the awning window.

Ms. Nelson noted water intrusion concerns with single hung windows in high rise building.

Mr. Astor asked about use of counter balances.

Mr. Clark said that new windows don't have counterbalances. He said the windows will have to withstand an 80 mile per hour wind load and single hung wrong keep the water out.

Ms. Nelson said that vendors won't sell them because of the many problems.

Mr. Clark said that people will forget if double hung window is left open whereas an awning window will close of its own weight in wind gusts. He said that historically there were awning windows on the building – hoppers at the transom. Mr. Clark said that windows are subject to ADA with regard to reach and operable hardware height above floor.

Ms. Brown asked about new double hung windows installed at the Berliner Donor building.

Ms. Nashem said they are single hung and she wasn't sure of the size.

Mr. Kralios noted the heaviness of triple glazed windows.

Mr. Hester asked about cleaning plan.

Ms. Nelson said the building will be pressure washed to specific PS1 ratings or they can do a non-pressurized wash; she said that no harsh chemicals will be used. She said the paint will seal the brick.

Mr. Clark said it would be 2500 – 2700 psi following NPS guidelines.

Mr. Nashem said NPS guidelines call for under 1000 psi.

Ms. Nelson said the max is 400 psi.

Mr. Clark said the building is already painted so they won't need to prime and they will put two coats of finish over.

Mr. Kralios asked if they had plans to use detergent.

Ms. Nelson said that no specific product has been selected but it will be environmentally-friendly.

Ms. Nashem suggested that applicant submit product test results to her for review.

Ms. Nelson said the proposed screen around the mechanical, decorative handrail, and metal portion of rail for glass railing will match in color. She provided a mockup of window frame in proposed color. She said that four fixture types are proposed. She said a recessed light is proposed to go in the wall on the penthouse; it will be mounted 18" above the finished deck and no bright spots will be visible from ground. She said that there will be an LED strip mounted to the underside of the cornice. She said that up/down lights will be at the entry columns to highlight the pilasters. She said that below balcony surface mounted down light is proposed. She said that conduit will run between masonry with mounting to existing seismic elements.

Ms. Petrovich asked if the lighting colors will change.

Ms. Nelson said that the lighting will all be standard LED; no changing colors. She said that the flag will be lit in accordance with federal requirements; the light will be aimed down in accordance with the night sky initiative.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over board purview.

#### Exterior Cleaning

Mr. Hester said photo evidence of products and pressure used should be provided.

Ms. Nashem said that this would be handled administratively with before and after photos provided.

#### Repainting

Mr. Hester said the palette is attractive and compatible with design; he said the colors are appropriate with the base, middle and top.

Mr. Kralios said it is consistent with what is there now and supported the preferred option of darker on top.

### Window Replacement

Ms. Petrovich said she was worried that when open the awning window would change the historic character of the building but her concerns were allayed when Mr. Clark said the windows won't open more than 4 – 6" and would remain confined within the window bay.

Mr. Clark said the building originally had double hung and awning hopper windows and awnings projecting out from the building. He said that animation of the building is not a bad thing. He said that the awning windows are massive and will provide natural ventilation.

Mr. Hester cited Secretary of Interior standards 2, 5 and 6 and said what is proposed is ok because they are replacing non-historic windows. He said that if the windows were salvageable and could still be repaired it would not be in keeping with the standards. He said the windows have been altered and there is flexibility. He said that this is a unique situation. He said the profiles selected are appropriate.

Mr. Kralios cited 23.66.180 said what is proposed is compatible with adjacent materials. He said there is some historical evidence for the windows and they are close to the original design intent. He said visibly they will look compatible.

Ms. Nelson noted that moisture will come out the bottom.

Mr. Kralios said that 'other materials' as stated in Guidelines is broad enough to make fiberglass ok given the architectural style and district.

### Door Replacement

Mr. Pearson appreciated the expansion of the ADA door to 3'6" to match the width of the other doors.

Mr. Hester said the doors are sensitive to the architecture.

Mr. Kralios said the material and detail are compatible with the style of architecture and adjacent buildings.

### 7<sup>th</sup> Floor Penthouse

Mr. Hester said the materials and finishes are appropriate.

Mr. Kralios said the glazing is appropriate to get as transparent as possible.

Mr. Clark said that it will be clear during the day and will decrease the amount of reflection.

### Sidewalk Screening

Mr. Kralios said it is nice and noted that it was elevated a bit more with the laser cut pattern.

Mr. Pearson asked for clarification on the height.

Mr. Clark said that it will be 4'; it is on the uphill side and aligns with the base of the building sill. He said that the minimum allowed is 3'6".

### Architectural Lighting

Mr. Hester said that the lighting package is appropriate and properly accents the detail of the building. He said that the flagpole light is compatible with the rules and the light is minimal.

Mr. Kralios asked if lights would have the dark bronze finish.

Ms. Nelson said they would.

Action: I move to approve a Certificate of Approval for Rehabilitation of the building – with the proviso that applicant return to staff methodologies for cleaning - including:

- Cleaning exterior

- Repainting

- Replacing windows

- Replacing doors

- Altering the 7<sup>th</sup> floor penthouse

- Creating 7<sup>th</sup> floor deck with railing

- Re-roofing and adding perimeter screen at mechanical

- Replacing sidewalk screening at mechanical air well

- Adding architectural lighting

- Adding a flag pole

Code Citations:

### 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.

**C. Building materials.** The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

**D. Color.** Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

SMC 23.66.180 To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

Secretary of Interior's Standards

**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.

**5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**6.** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.

MM/SC/DK/MA 8:0:0 Motion carried.

**02185.12**

**Stadium Place**

Girin Restaurant  
501 Stadium Place

Installation of signage  
Installation of a sidewalk cafe

ARC Report: ARC reviewed the drawings, renderings and material samples provided. ARC thought the vinyl sign was compliant with transparency, and the 4inch letter height was compliant. An ARC member suggested centering the logo on the King Street side. They thought the sign hanging from the canopy was consistent with other signs on the building and the 6 inch letter height was consistent with district rules for letter size. The materials were appropriate for the building and the district. The applicant said that the sidewalk café is located on a private street and there is an easement that may require the sidewalk café to be removed up to 20 times a year. ARC thought that the sidewalk café was consistent with the district rules and that the materials were appropriate and durable. The proposal includes planter boxes and they have included a maintenance plan.

Applicant Comment:

Hiroshi Matsubara provided photos of the building to provide context of the space. He said that they propose signage at the entrance. He said they propose sidewalks café with 50 seats – using both sides of the entry. He said that 18” x 18” sticker of Korean mythical character of the restaurant will be placed at the entry. He said the sign is stainless steel frame with cedar back ground, bent steel with steel cutout sign; he said there will be a light fixture at the bottom edge. He said that the rail will attach to the sidewalk and is easily removable.

Staff Report: Ms. Nashem said that there is no sign plan but that all signs are attached to canopy some parallel and other perpendicular. She said that what is proposed is consistent with other signage.

Ms. Brown asked about access to sidewalk café.

Steven Hung said that each seating area has its own exit.

Public Comment:

Karen True, Alliance for Pioneer Square, said she supports what is proposed and can't wait for the activation which will be fabulous.

Action: I move to approve a Certificate of Approval Installation of signage including an exterior light wood sign and vinyl window decals and installation of a sidewalk café under the condition that the planters are also kept clean of litter in addition to the plan to keep the plants healthy.

Code Citations:

Code Citations:

District Rules XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

A. Transparency Regulations

B. General Signage Regulations

C. Specific Signage Regulations

1 Letter Size

4 Blade signs (signs hanging perpendicular to the building)

XIII Sidewalk Cafes

SMC 23.66.160

MM/SC/MP/DK 8:0:0 Motion carried.

**021815.2 PRELIMINARY PROJECT REVIEW**

**021815.21 619 Western**

Withdrawn.

**021815.22 213 S Main St**

Proposed demolition and new construction with restoration of existing 1-story façade

PowerPoint in DON file. Following is board questions and comments.

Maria Barrientos said they would request a demolition permit but they will retain two primary facades on Main and 2<sup>nd</sup>. She said it is a small footprint and they will need the full height allowed – 100'. She said it will be nine stories and will provide multi-family housing with large lofts, high ceilings and retail at the bottom.

Jack McCullough, McCullough Hill Leary, said they wanted clarity of the proposed work. He said that the building is non-contributing to the National Register District. He said they want to demolish and reconstruct new building but will preserve significant elements of historic building.

Ms. Nashem explained the unusual process and said that the building is not a building but just a façade; it is not occupiable. She said it is not an individual landmark but is part of the local district. She said that the Board should consider if what is there adds to the character of the district architecturally and historically and if what they are proposing is be compatible with remaining façade and the district.

Mr. Pearson asked about a MUP form 10 – 15 years ago.

Ms. Nashem said demolition and new construction had never received approval from the board.

Susan Boyle, BOLA, provided history of the building and its tenants.

Shawn Lubicks, Hewitt, presented the proposed project and options explored.

Board questions and comments:

Mr. Hester asked for clarification on how the corner pilAstor on the alley will be rebuilt.

Mr. Lubicks said that they will treat it as a pilAstor and it is in plane below the sill; he said they will rebuild with salvaged material for a crisp line.

Mr. Pearson asked if there was underground parking now.

Mr. Lubicks said that there is a basement accessed via stairs. He said they plan to dig deeper to add parking. He noted the water table is approximately 16' below ground.

Mr. Hester asked what kind of feedback they were looking for.

Mr. Lubicks said they would like support of development to 100' with the proposed program of residential and retail.

Mr. Kralios said that the building is still significant in its own right and has its own local history. He said he appreciates their willingness to preserve the facades. He suggested including an interpretive exhibit to put overall history into context – how urban design changed the building etc. He said because it is non-contributing he said that it should be selective demolition rather than demolition. He said to preserve what remains of the east and north facades.

Ms. Barrientos said that they are using ‘demolition’ as appropriate determined by DON. She said that they plan a commemoration of the uses such as the cannery workers union and the whole use and history of the building.

Mr. Kralios said to come back to work on how to integrate a ruin into a building. He said that everything shouldn’t be so coincidental with the boundaries of the site and suggested setback new to show distinction. He said that it is tricky with a small footprint – 100’ is a very tall building and it is 28 – 40’ taller than immediate neighbors to relate to its context and adjacent buildings – this option doesn’t quite get to that.

Mr. Hester said existing buildings in Pioneer Square have consistent building facades. He said he wants more differentiation/separation.

Mr. Lubicks said they propose a GFRC cladding which would delineate as new but would relate to the stone in the district.

Mr. Kralios said the new should really be set back to really highlight and treat the historic building as a unique element by differentiating and separating the buildings more. He said the options shown try to integrate it too much.

Mr. Astor asked about how this much taller building fits in with neighboring buildings.

Mr. Lubicks said that this is a significant location at the juncture of three streets coming together. He said that there will be development to the west that will reach similar heights and this will start a dialog with that.

Mr. Hester said that because you can doesn’t mean you should and that Pioneer Square benefits from careful consideration. He said the property is east of the view corridors and 100’ height is appropriate there. He said that 40’ additional height above adjacent buildings seems in scale.

Ms. Nashem asked the board if diagrams with fenestration patterns would be helpful.

Mr. Astor said it would and it is helpful to see the building in a greater context not just adjacent buildings.

Mr. Pearson said that other buildings at this height have broader girth and a larger footprint; he said that here it will look tower-like rather than warehouse-like which is an element talked about. He said it is not in the same proportion.

Mr. Kralios agreed with the proportion of footprint to height it reads more like a tower.

Mr. Hester said the façade impacts that and the development of the upper level façade can help reduce that appearance.

Mr. Pearson said the scale and context of property could work if designed correctly and sensitively to neighboring buildings.

Mr. Astor said the building is more dominant than others around; it is significantly taller than adjacent. He said that it is a skinny site and that development to the west may bring it into context but alone now it is taller than context of neighborhood.

Mr. Pearson said it is important to recognize how much effort has been put into retaining the historic fabric and he commended the work thus far.

Mr. Astor agreed and said the facades are worth saving. He said that 100' height is not necessarily appropriate for the context and to explore other options.

Mr. Kralios said that 100' height is allowed and to look at how to mitigate against the context. He said Option 3 is on the right track – where they break up the continuity of visual plane. He suggested further exploration to mitigate height.

Ms. Barrientos questioned if it is important to keep the rhythm in massing or if it should change at some point.

Ms. Brown said to keep the same feel and she likes that the arches and the feel have been retained.

Mr. Pearson said maintaining the rhythm might increase the mass. He said there needs to emphasis on maintaining a connection to the existing building. He said to explore if doing it in a way that doesn't emphasize the vertical elements helps reduce the appearance of the mass.

Mr. Kralios said that the options presented are variation on same theme and suggested exploring other opportunities and possibilities about where it is appropriate to carry rhythm forward. He said that Option 1 looks the heaviest.

Ms. Nashem suggested showing use of color to show differentiation of material as the sketch shown are all black and white.

Mr. Kralios said he would like to see the options that they previously eliminated he said while he might agree they are not appropriate, there could

be something overlooked. He said sometimes it is helpful for the board to see the range of exploration.

Mr. Hester said that options 1, 4, and 5 accentuate the height. He noted the higher belt level at the secondary cornice as homage to original roof height. He noted options 2 and 3 and said that introduction of center vertical elements lowers the perceived height aspect ratio.

Mr. Kralios said there is less of base, middle and top in the options presented. He said that 100' gives pause to some board members so look for ways to mitigate that.

Mr. Hester suggested providing additional visuals showing façade layouts and renderings going forward.

Mr. Kralios said to show the ruin and the larger context of the neighborhood and to provide a neighborhood analysis.

Ms. Petrovich said it would be a waste of time to bring renderings of very modern design with no level of compatibility.

Mr. Lubicks asked for clarification of setbacks and maintenance of street edge.

Mr. Kralios said setbacks will highlight the separation more.

Mr. Astor said he wanted to be sure the massing and scale issues don't get lost because that would hold up his willingness to approve. He said that he wants to see enough detail about why this would be appropriate height here before they are too far down the road.

Code Citations:

District Rules

### III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)
- E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

## VII. STREETWALLS AND SETBACKS

With the exception of the eAstorn edge of Occidental Avenue from South King Street to the intersection of Railroad Avenue South, upper level setbacks are discouraged and will generally not be permitted. Continuous street walls with little or no ground level setbacks are the historical precedent and any variation will require Board review and approval.

#### SMC 23.66.100 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. The boundaries of the District are shown on Map A for [23.66.100](#) and on the Official Land Use Map.

B. The District is depicted on Map A for [23.66.100](#). All property in the entire District shall be developed and used in accordance with the use and development standards established in this [Chapter 23.66](#) and the use and development standards for the underlying zone in which the property is located. In the event of irreconcilable differences between the use and development standards of this [Chapter 23.66](#) and other provisions of this Land Use Code, this [Chapter 23.66](#) applies, except that nothing in this [Chapter 23.66](#) shall permit any use or development on a lot from which TDR or TDP are transferred that is inconsistent with the restrictions applicable as a result of such transfer pursuant to [Chapter 23.49](#) or [Chapter 23.58A](#)

C. Reasons for Designating the Pioneer Square Preservation District.

1. Historic Significance. The Pioneer Square Preservation District is unique because it is the site of the beginning of The City of Seattle. The area also retains much of the original architecture and artifacts of its early history. The District has played a significant role in the development of Seattle, the Puget Sound region and The State of Washington. It was the first location



of industry, business and homes in early Seattle and the focus of commerce and transportation for more than a half century.

2. Architectural Significance. As a collection of late nineteenth and early twentieth-century buildings of similar materials, construction techniques and architectural style, the District is unique, not only to the City but to the country as well. Most of the buildings within the District embody the distinctive characteristics of the Late Victorian style. Many buildings are the work of one architect, Elmer H. Fisher. For these and other reasons, the buildings combine to create an outstanding example of an area that is distinguishable in style, form, character, and construction representative of its era.

3. Social Diversity. The District represents an area of unique social diversity where people from many income levels and social strata live, shop and work. It is an area in which social services, including missions, low-income housing and service agencies exist.

4. Business Environment. The District is an area of remarkable business diversity. The street level of the area north of S. King Street is pedestrian-oriented, with its storefronts occupied primarily by specialty retail shops, art galleries, restaurants and taverns. The upper floors of buildings in the historic core are occupied by professional offices, various types of light manufacturing, and housing for persons of many income groups. The area south of S. King Street includes the stadium's north parking lot, a number of structures occupied by light manufacturing and warehousing use, and several structures converted to office, residential and mixed use. The stadium's north parking lot may be redeveloped to accommodate a mix of uses, including a substantial amount of housing. The ongoing restoration and sensitive rehabilitation of many District structures, combined with proposed compatible new construction, will continue to enhance the District's economic climate.

5. Educational Value. The restoration and preservation of the District will yield information of educational significance regarding the way of life and the architecture of the late nineteenth-century as well as adding interest and color to the City. Restoration of the District will preserve the environment that was characteristic of an important era of Seattle's history.

6. Geographic Location. The District is uniquely situated adjacent to Seattle's waterfront, the central business district, the International District, and sports stadium and exhibition center facilities.

#### **SMC 23.66.115 Demolition**

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

#### SMC 23.66.140 Height

- A. Maximum Height. Maximum structure height is regulated by [Section 23.49.178](#) Pioneer Square Mixed, structure height.

#### SMC 23.49.178

- A. Maximum structure height is the applicable height limit designated on the Official Land Use Map, Chapter [23.32](#), except as provided in this [Section 23.49.178](#)
- B. Rooftop features and certain additions to structures are allowed to exceed the applicable height limit according to subsection [23.66.140.C](#).
- D. In the PSM 100/100-120, PSM 100/100-130, and PSM 100/120-150 zones, except as provided in subsection [23.49.178.C](#), the applicable height limit is determined as set forth in this subsection [23.49.178.D](#). The base height limit for nonresidential or live-work uses is the first figure after the "PSM" designation, and is the height limit for all portions of a structure that contain those uses unless all of the conditions of subsections [23.49.178.D.1-5](#) are satisfied. The base height limit for residential use, shown as the first figure following the "/", is the applicable height limit for a structure that contains residential uses and does not satisfy the conditions to exceed the base height limit under this subsection [23.49.178.D](#). Subject to any limit imposed under [Section 23.66.140](#), the third figure shown is the applicable height limit for a structure if all of the conditions to exceeding base height limits under this subsection [23.49.178.D](#) are satisfied. A structure may exceed the base height limits only if:
  1. Construction does not involve the demolition or removal of any building or structure except as approved pursuant to [Section 23.66.115](#)
  2. No building or structure has been demolished or removed from the lot within the ten years immediately preceding application for a building

permit for the structure or addition that would exceed an applicable base height limit unless the Director of Neighborhoods determines that the demolished or removed building or structure did not contribute to the architectural or historic character of the Pioneer Square Preservation District;

3. No portion of the structure has been determined to be "contributing" pursuant to [Section 23.66.032](#), except that additional height for contributing structures is permitted if the applicant can demonstrate, to the satisfaction of the Director of Neighborhoods, that the proposed height is no greater than the maximum height to which the contributing structure was built.

4. The gross floor area of the portion of the structure in residential use will equal or exceed the gross floor area in the portion of the structure above 100 feet;

5. The structure will use extra residential floor area available under [Section 23.49.023](#) to gain all additional floor area above the base height limit for residential uses; and

6. The lot area is at least 7,200 square feet. (*This lot is less than 7,200 square feet.*)

#### SMC 23.66.150 Structure Setbacks

Except as allowed through the provisions of subsection [23.49.180.G](#) for the PSM 85-120 zone in the area shown on Map A for [23.49.180](#):

A. Structures located within Subarea A on Map C for [23.66.122](#) and [23.66.150](#) shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height.

B. Structures located within Subarea B on Map C for [23.66.122](#) and [23.66.150](#) shall abut street lot lines for the full width of the structure's street-facing façade, except as provided for in [23.49.180](#)

C. New structures or portions of structures located within Subarea C on Map C for [23.66.122](#) and [23.66.150](#) shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height. For structures that exceed 100 feet in height, all portions that exceed 100 feet in height shall be set back at least 15 feet from street lot lines.

D. For all Subareas, modifications to setback standards may be permitted by the Director of Neighborhoods following review and recommendation by the Preservation Board if the following criteria are met:

1. A larger or smaller setback will be compatible with and not adversely affect the streetscape or publicly-owned open space; and

2. A larger or smaller setback will be compatible with other design elements, such as bulk, size and profile, of the proposed building.

### SMC 23.66.170 Parking and Access

A. Parking standards in the Pioneer Square Preservation District are set forth in [Section 23.49.019](#)

B. To mitigate the potential impacts of required loading on the District, the Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce required loading if reasonable application of the loading standards will adversely affect the visual character of the District.

C. If parking is provided it shall be subject to the requirements of [Section 23.54.030](#)

D. Standards for Location of Access to Parking.

1. Access to parking and loading from alleys, and from streets that generally run east/west is preferred to access from avenues. If a lot abuts more than one right-of-way, the location of access shall be determined by the Department of Neighborhoods Director in consultation with the Director of Transportation. This determination shall be made according to the traffic classification of the street, depicted on Map D for [23.66.170](#). Access shall be from rights-of-way classified as follows, from the most to least preferred, except when the Department of Neighborhoods Director, following review and recommendation by the Board, determines that access from the preferred right-of-way would create a hazardous condition: Alleys; Access streets; Class II pedestrian streets-minor arterial; Class II pedestrian streets-principal arterial; Class I pedestrian streets-minor arterial; Class I pedestrian streets-principal arterial; Principal transit street; Green Streets.
2. Curbcut width and the number of curb cuts permitted per street frontage shall be governed by [Section 23.54.030](#)
3. The street-level location of entrances and exits of all parking garages, if permitted, shall be permitted only if approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board. View-obscuring screening may be required as needed to reduce adverse visual impacts on the immediate area.

### SMC 23.66.180 Exterior Building Design

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as

compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

**021815.3 BOARD BUSINESS**

**021815.4 REPORT OF THE CHAIR:** Ryan Hester, Chair

**021815.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227