

1. Guidelines for modifications to or demolition of existing buildings

a. General Information

While historic districts convey a sense of time and place which is retained through the preservation of historic buildings and the general character of the district, these areas continue to be dynamic, evolving settings. Careful thought and planning can result in a design that enhances the character of the district.

These guidelines are intended to promote sensitive design. The guidelines provide a basic framework to create an environment that respects the special setting of Pioneer Square, maintains a cohesive neighborhood identity and is pedestrian oriented. All new buildings within the districts should be compatible with both the visual qualities of the immediate area in which the property is located, as well as the overall context of the district.

The general approach to allowing alterations is to ensure that the historical and architectural integrity is not diminished. This means that the proposed alterations should not result in the building or structure being less like its original design during its era of significance. For "contributing buildings", which have the preponderance of their architectural elements and qualities intact, alternations should be minimal and to the extent possible, replicate the original structure. For "historic buildings" that have been altered but retain some of their historic characteristics, new alterations should not remove, cover or alter those historic features that remain. For buildings that are neither contributing or historic, the alterations should not detract from the historic qualities of contributing or historic buildings on the same block front.

b. Additions

Rationale, Context and Intent

Additional stories to existing buildings are discouraged because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features including and its size, scale and massing. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building or the District is genuinely historic.

Guidelines

i. Criteria for replacing missing stories.

For either contributing or non-contributing buildings which have had stories removed, the missing stories may be rebuilt upon approval by the Board. When original stories are replaced the addition may not exceed the original height of the building. The preferred option is to rebuild new stories as a compatible addition as outlined in the

Commented [JO1]: Note that the order of the guidelines may be adjusted to better reflect how an application may be reviewed. Also note that the formatting will be corrected after this first draft and comments are incorporated.

Commented [NG2]: I think this paragraph fits in better with new construction.

Commented [NG3]: Can move additions to the end or at least not at the beginning. I think that it will apply to less projects and then people might not keep reading.

Secretary of Interior (SOI) Preservation Brief 14. Where an accurate information regarding the original building's design an exact replication of the missing stories using the Secretary of Interior Standards for Reconstruction is also acceptable.

Commented [NG4]: Preference might be to reconstruct floors in a compatible but new design so maybe say that first but accurate reconstruction the standards for reconstruction is an option.

ii. Criteria for Historic (definition needed) and Contributing Buildings

Only penthouses permitted per SMC23.66.140 C.f and I(?) (for residential and office penthouses) will be permitted as rooftop additions on historic contributing buildings. Compatible penthouse additions and rear or secondary façade additions which comply with Secretary of Interior's Standards for Rehabilitation are outlined in the Preservation Brief 14. Penthouses must be set back from the street facing edge of the building so as not to be visible from a person standing on a sidewalk directly across the street from the building. (See 23.66.140.C.3.)

Commented [JO5]: Need to define "Historic" – Perhaps: "Historic buildings are those which the Board determines retain many of their original characteristics but have been altered sufficiently to not meet the criteria for "contributing buildings".

iii. Criteria for Historic Non-Contributing Buildings and Non-historic buildings

Additions permitted in SMC23.66.140 C.f and I for residential and office penthouses will be permitted. Other additions may be allowed based on compatibility with the building and the District as outlined in the Secretary of Interior's Standards for Rehabilitation and Preservation Brief 14. However, such additions will only be allowed if the Board determines that the proposal is compatible with the building itself and surrounding buildings.

Commented [JO6]: A proposal for a new requirement.

Commented [NG7R6]: There is an update to this code going through SEPA now

For more information regarding additions see *Preservation Brief 14 New Additions to Historic Building: Preservation Concerns*. <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm> and the *Secretary of Interior's Standards for Reconstruction*: <http://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>.

Commented [NG8]: Can we say height compatibility or other word? We are allowing them to go up not requiring them to go down.

The guidance below should be applied to help in designing a compatible new addition that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

Commented [JO9]: Reconstruction or rehabilitation?

Commented [NG10R9]: Both. They would only use the treatment for reconstruction if they were intending to reconstruct.

Commented [JO11R9]: I'm still confused on this

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building (except to replace in kind stories that have been previously demolished)—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.

- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly sized or taller buildings.



Figure xxx What do we say about this example? Do we need another one?

Commented [NG12]: Yes lets use a different example such as:
 At 3rd and Washington and Prefontaine - Tashiro Kaplin is an addition on a non-contributing building.
 Terry Denny Building is an older but good example of a penthouse, would need to see it from the sky or any of several buildings from the street to show that you cant see it from the ground across the street.

c. Building Materials.

Rationale, Context and Intent

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. The relatively restricted palette of materials and consistency from building to building that contributes greatly to both the historic and urban design assets of the District.

Guidelines for contributing and historic buildings

- i. Original materials shall be maintained and repaired or when repair is not possible, replaced in-kind.
- ii. Where the original building materials are missing new materials that are accurate replacement based on historical, pictorial, and physical documentation are acceptable. Where such replacement is not feasible a new compatible material may be proposed.
- iii. Alternative new materials that assure durability such as extended warranties, independent testing or certification and/or successful long-term use in similar conditions, may be considered as replacements for damaged, deteriorated or missing building elements when they are compatible with the size, scale, profile, texture, sheen, reflectivity and color of the building's original elements. The Board will also consider the visibility of the location of the material being used. Faux material that imitate other materials are generally not appropriate.
- iv. The Board may allow exceptions in unusual situations where a new material is in keeping with the building's original character and the original material is not available or is not allowed for requirements such as fire and seismic safety.
- v. All materials shall be as approved by the Board. Applicants must submit exterior building material samples for any new materials other than what is existing.



Figure xxx. Some buildings feature cast iron elements.

Commented [NG13]: Generally, so that exceptions can be made for situations where appropriate like the gfrc on the Alaska building cornice.

d. Storefronts

Rationale, Context and Intent

Commercial storefronts are important to the overall character of a building. From a pedestrian's point of view, they are the most proximate and noticeable of a building façade's features. Their functional and decorative features contribute to the pedestrian character of street level facades in the Pioneer Square Preservation District as well as play a crucial role in advertising the businesses merchandise. The ground floors are storefronts typically with large display windows, transom windows and center recessed entry doors framed within a bay by columns on the sides, a bulkhead/base/kickplate generally 18 – 24 inches tall and topped with a cornice, sign band or frieze. Contributing and historic buildings feature a variety of framing details and materials including simple to complex wood moldings and cast-iron columns. There are often decorative masonry details, sculptural details and decorative glass. Most contributing buildings also feature prominent entrances. Some, but not all are recessed. Most are accentuated by ornamental or sculptural elements, entry signs, entry lighting and/or special materials. On some north/south streets entries occur along the block front frequently sometimes every 30' or so. Corner entries are also typical and sometimes decoratively embellished.



Figure xxx. Attractive historically appropriate storefronts are a signature characteristic of Pioneer Square.

Guidelines for contributing and historic buildings.

Unless the Board determines that there is a compelling reason to the contrary, original storefronts shall be retained to the extent possible. Where the original storefront is missing, a new storefront that is an accurate restoration using historical, pictorial, and physical documentation or a new design that is compatible with the size, scale, material, details, window size and type, and colors of the original building is appropriate. The size of the opening for the original storefront shall remain the same. Any alterations to the original, if allowed, must be reversible. Clear glass should be used at the storefront.

Commented [NG14]: Check that this measurement is accurate

Commented [JO15]: We either need to annotate the figure to point out storefront elements or a drawn graphic. This example seems to have all the elements and is quite attractive.

Commented [NG16]: Add to end instead of beginning Compelling reason, - demonstrated storefront damage beyond repair...

e. Transparency

Rationale, Context and Intent

Transparency, that is clear window area that allows visibility between inside and outside the building, improves security by providing “eyes on the street” and creates a friendlier, more interesting pedestrian environment.

Guidelines

- i. For all existing buildings, windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)
- ii. Window darkening and/or reflective film in ground or upper floor windows on street facing building facades is not permitted. (8/93, 7/99, 7/03)
- iii. Transparency should not be blocked by walls or other division of spaces within *15 feet* of the storefront windows.
- iv. Alterations to non-conforming and non-historic buildings shall not diminish the amount of ground floor window area.
- v. See also guidelines for Section 3. Signs regarding window signs.

f. **Windows**

Commented [GN17]: New section

Rationale, Context and Intent

Windows are prominent features of a building architecture and contribute to a building’s sense of massing, proportion, and rhythm. The size and shape of windows, depth and width of frames, materials and color and type of glazing, dramatically affect a building’s appearance.

In the Pioneer Square Preservation District there are a wide variety of historic window types such as single hung, double hung, fixed, awning, pivot and casement windows. Most historic windows in Pioneer Square are wood but metal windows also exist.

The need for air and light greatly influenced the placement of windows and the overall building form of historic buildings. This strategy is compatible with sustainability ideals. Not only will retaining the historic windows retain the character of the building but can increase energy efficiency at a substantially lower cost than wholesale window replacement.

<http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/saving-windows-saving-money/>

Historic windows can be made even more energy efficient by:

- Maintaining windows in good repair; patching, re-painting, installing new glazing putty weather stripping, and keeping the hardware in working order,
- Installing internal thermal shades

- Installing undetectable Low-E coatings
- Adding interior storm windows,
- and when the depth of the sash can accommodate it, adding a second layer of glazing.

Guidelines (See also e. Storefronts and f. Transparency, above)

- i. Retention of existing windows: Unless the Board determines window alternations are necessary for maintaining a building's physical integrity and weather proofing, windows of contributing and historic buildings must be retained in their original location, maintaining size, profile, and materials. Alterations to windows or adding new windows in a manner which noticeably changes their visual appearance shall generally be avoided.



Figure xxx/ Pioneer Square buildings often feature unusual decorative windows that should be retained.

Commented [NG18]: Condition for when they will be considered or conditions that are not acceptable, refer to brief.

Commented [JO19R18]: I don't have one re: windows in my files and the links below don't seem to work .

- ii. Window repair: If the Board finds that repair to the windows of contributing or historic buildings is necessary for maintaining a sound and weatherproof building envelope, adhere to the following:
 - Repair wood windows by patching, splicing, consolidating, and reinforcing existing materials. Deteriorated wood sills can be repaired using compatible epoxy consolidants and wood fillers. Repairs may include in-kind replacement of parts that are extensively deteriorated or are missing. Damage to one component of a historic window does not require the removal of the entire window. Most millwork firms can duplicate parts for window repairs.
 - When an element of a window is missing use physical, photographic or historical evidence to reconstruct missing window elements.
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 - For more information about repairing windows see:
 - <http://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>
 - <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>
 - <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>
 - <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>
 - <http://www.nps.gov/tps/standards/applying-rehabilitation.htm>
- iii. Window replacement: After a thorough inventory and assessment of all windows proposed for replacement, if the Board finds that the windows have deteriorated beyond repair, or the existing windows are not original, replacement windows may be

Commented [NG20]: Duplicate sentence

considered. Window replacement to contributing and historic buildings shall meet the following criteria:



Figure xxx. Window replacement example? What do we say?

- Before considering replacement of windows as an energy efficiency strategy, the window performance must be evaluated in context of a broader energy audit and improvement strategy. The applicant must demonstrate that other energy saving measures have been evaluated and found to be less effective than window replacement.
- Replacement windows shall match the historic windows in size, type, configuration, material, form, appearance, detail and type of operation.
- Generally wood windows will be required. In some cases, aluminum clad wood windows may be allowed. Vinyl windows are not compatible with the appearance of wood windows and will not be allowed as replacement windows.
- While simulated divided light muntins are allowed, Snap-on muntins in lieu of true divided lights are not acceptable.
- When windows are missing or have been replaced, use physical, photographic or historical evidence to reconstruct missing windows. When evidence of the original windows does not exist using a common style compatible with the architecture of the building is acceptable.
- Clear insulated glass and undetectable Low-E coatings may generally be incorporated into the window design

Commented [NG21]: Move to the end

New window elements: When the Board determines that altering windows is necessary to accommodate elements such as louvers, non-street facing facades are the preferred location for the such alterations. When a window must be altered to accommodate a louver or vent it should be done in such a way that the window can be repaired such as removing the sash and glazing for storage or maintaining the sash in place and replacing the glazing. When the louver cannot be installed on a secondary façade (that is, a façade that does not face a public street. Secondary facades often face alleys), it should be installed in a location with the next least impact.

- iv. Infilling Windows: When the Board determines that windows must be infilled for functional or structural reasons, the fill shall be inset so that it is visually apparent that there was formerly a historic opening.

g. Orientation

Rationale, Context and Intent

The primary entrance, majority of the storefronts and most significant architectural features face a primary street. Some buildings located on corners feature a main entrance or a storefront oriented to the corner with additional storefronts and entrances to the upper floors located on primary and secondary streets.

Commented [NG22]: Isn't this covered somewhere else?

Commented [JO23R22]: I think this is the proper place for it. We do describe entry locations in the entry section but that is specific to entries.

Guidelines for contributing and historic buildings

- i. The orientation of the building shall remain unless there is a compelling reason to the contrary. Where documentary, physical, or pictorial evidence indicates that the orientation of a building has been altered, restoring the orientation may be appropriate.
- ii. Special consideration for buildings facing Alaskan Way: Originally most buildings between Yesler Way and Jackson Street were oriented towards Alaskan Way. Over time the existence of the Alaskan Way Viaduct redirected orientation on some buildings to the side streets. Restoring the orientation, including entries and storefronts, as documentary, physical, or pictorial evidence indicates is appropriate. The use of existing loading doors or filled in openings may be appropriate locations for alterations for new compatible storefronts or entries. Removing historic materials for new openings is discouraged. When new entrances or storefronts are allowed, they should be distinguishable as an alteration, they should respond to the historic use and architecture of the building and the historic primary façade should still read as the primary façade. This guideline applies to non-contributing, non-historic buildings as well as contributing and historic buildings.

Commented [JO24]: When the guidelines say "historic" we should define what it means – original?



Figure xxx. The Alaskan Way facade of this building has been altered in an appropriate manner to accommodate new uses.

h. Building Elements and Details

Rationale, Context and Intent

Building elements such as cornices, bay windows, articulated corners - and building details such as decorative window frames, mosaic or brick wall patterns, sculptural elements, brackets and friezes vary widely from very plain and functional to elaborate. Styles vary as well, from eclectic gothic and classical to Sullivanesque and early 20th century. This variety adds to the richness and visual interest that distinguish the district.

Guidelines

Building elements on contributing and historic buildings, such as bases, caps, windows, doors, cornices, details, ornamentation, and other features, as well as the size and texture of primary wall materials that provide scale shall be maintained unless the Board determines such retention or replacement in kind is not possible.



Figure xxx. A few examples of the Pioneer Square's architectural richness

i. Building Mounted Lighting

Rationale, Context and Intent

Building mounted lighting serves several functions such as illuminating a sign or storefront display, identifying an entry, marking a pedestrian path, offering security, or enhancing architectural features. Additionally, lighting fixtures themselves can be important building elements that affect a building's character and attractiveness.

Locations for exterior lighting are traditionally concentrated at building entrances either using a fixture that is centered on the entry vestibule or flanking both sides of the entry or gooseneck lights shining on the sign band

The goal is to encourage installation of architectural compatible light fixtures that enhances pedestrian comfort and safety. Light fixtures should also complement the building's architecture in proportion, style and material as well as function.

Guidelines for All Existing Buildings.

- i. Building lighting for all buildings shall enhance pedestrian comfort and safety and be mounted and oriented, to minimize glare and shadows. High contrast environments are counter-productive to security and should be avoided. Lighting fixtures should include cut off angles and be directed at the surface to be seen. Storefront display lighting is encouraged as it contributes to the soft illumination of the sidewalk as well as providing security and business advertising.
- ii. Fixtures should be mounted at an appropriate height to provide a sufficient level lighting for pedestrians. The use of exposed conduit is discouraged. When conduit cannot be installed in the interior it should be concealed or an inconspicuous route should be utilized so as not to detract from the character of the building. Areas of exposed conduit should be painted to visually blend with adjacent materials.
- iii. Fixture attachments should be made to minimize damage to the building by locating penetrations in mortar joints and in wood, and by avoiding architectural features and building ornamentation.
- iv. When lighting is used to enhance architectural features, the lighting should be arranged in a way that emphasizes the architectural features but is still pedestrian orientated. Too much light on the face of the building can detract from architectural features or distort their appearance.
- v. Wall mounted fixtures on contributing and historic buildings shall be installed at locations that do not cover or conflict with architectural elements or details.
- vi. On building facades facing alleys, locate and orient lights at appropriate heights to improve public safety and encourage positive activities in the alleys. Locate, align and shield lights to avoid light splash into residential units.) The Board may require a project to include alley lighting in the proposed redevelopment of a building.
- vii. For lighting of signage, see Seattle Municipal Code 23.66.160 Signs and District Rules for Signage.
- viii. Down lighting over all building entrances with a minimum light level of 1-foot candle on the pavement surface is encouraged.

Commented [NG25]: Do we have a lighting section in new construction?
We need to address Kelvin 3000 – 3700 range
Need to call out no colored lighting.



Figure xxx. Two examples of appropriate building mounted lighting. Note that it is particularly effective over building entrances.

j. Color

Commented [NG26]: last edit 1/9/15

Rationale, Context and Intent

When choosing a paint color one should consider the existing colors on the building that will need to be coordinated with, the architectural style of the building, the amount of architectural detail, the size of the building, and the type of materials being painted as well as the existing colors of adjacent buildings

Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. These common materials contribute to the visual continuity of the District. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. (7/99)

Painted color is typically applied to wooden window sashes, sheet metal ornamentation and wooden or cast-iron storefronts. (7/99) Storefront details, especially wood and metal elements, feature a variety of paint and material colors. Colors on contributing and historic buildings are generally muted, except for sign lettering and graphics.

A broad range of compatible color schemes may be acceptable that incorporate the considerations noted in the guidelines

Guidelines

- i. For all existing buildings, the applicant must present to the Board a color scheme for the entire building that is coordinated with all façade elements including the specific tones of unpainted stone, brick or other unpainted materials, ornamentation and awnings as well as painted surfaces. It is recommended that an applicant bring multiple color schemes for consideration by the ARC. Experience based comments from the Committee may be helpful to the Applicant in selecting a final color scheme
- ii. For contributing and historic buildings, the applicant should investigate the original building colors and consider the historic color palettes. However, other colors may also be appropriate. For all buildings, paint colors whose chroma or saturation reflects those found in nature and on contributing buildings in the district are more likely compatible with the earthen colors of sandstone and brick found in the District. Using more than one color on buildings is encouraged. A building's upper floors are often a different color than the storefront but still maintain a coordinated palette. Brighter colors work better for accents on more neutral background. Avoid neon colors and high chroma colors in favor of muted colors. For all buildings, the applicant should consider the other existing materials colors and paint colors of the buildings on the block and consider how the color will coordinate with or enhance that color palette of the block. If a desirable color has already been used nearby, consider a different shade, adjusting its tint or adding an accent color.
- iii. iv. Color may be used to convey a message about the type of business, or the quality of the products sold. However, the Board may reject specific colors associated with corporate branding or identity if those colors dominate the building's façade or its storefront or conflict with the historic qualities of the building's architecture. All colors shall be as approved by the Board. Applicants must submit color samples.

Commented [JO27]: Has this language been useful?

Commented [NG28R27]: I think that this was written in response to applications including Multiple application for black storefronts, Proposed neon green, Proposed unifying several buildings with the same color, This could be shortened.

For more guidance on painting refer to [National Park Service Preservation Brief 10 Painting](#)



Figure xxx. An appropriate color palette for Pioneer Square: natural materials (brick and stone) complementary trim, and brighter colors reserved for accents and signs.

k. Fire Escapes

Rationale, Context and Intent

Fire escapes are important character-defining features of numerous buildings in the District. They are particularly important in contributing to the special character of the District's alleyscapes.

Guidelines

- i. Generally, removal of the ladders, stairs and landings may be allowed to address safety if the frame, railing and stringers are retained. However, as a rule, fire escapes shall be retained. (7/99) Proposals to remove or alter fire escapes will be reviewed on a case by case basis with special consideration given to safety objectives.



Figure xxx. Fire escapes are part of Pioneer Square's history.

Commented [NG29]: How about them being use for planters?

Commented [JO30]: We may want to group features such as fire escapes, solar panels, water towers, and mechanical equipment into one heading titled Functional equipment and roof top features, but I have kept them separate for now.

L. Mechanical Systems

Rationale, Context and Intent

New mechanical equipment such as air conditioning units are often necessary to the proper use and functioning of a building, but such features can detract from the building's historic and visual qualities.

Guidelines

- i. The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-street facing building facades or roof tops. If installed on roof tops, see guideline M below.
- ii. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

M. Solar Panels and other roof top features

Rationale, Context and Intent

Roof top equipment such as solar panels, water treatment facilities and air conditioning units may be necessary and beneficial in terms of energy use and general sustainability. However, they can detract from a building's historic and visual qualities. The guidelines below are intended to minimize these adverse effects.

Existing water towers contribute positively to the District's historic character and should be retained, if possible.

Guidelines

- i. New roof top equipment other than solar panels shall be setback from the street facing building edge so as not to be visible by pedestrians situated directly across the street from the building if possible. This guideline applies to all existing buildings in the District.
- ii. The Board may require screening or painting of rooftop equipment to reduce visual impacts.
- iii. Per SMC23.66.140 solar panel are allowed on the roof tops up to 7 feet above the roof and must be set back 10 feet. For buildings allow enclosed rooftop recreational spaces solar panels can be up to 15 feet above the roof of the main structure. Placement on rooftops is preferred but non-primary facades locations and other locations may be considered when the solar panels are installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed.

Commented [JO31]: Need a graphic to illustrate this.

Commented [NG32R31]: There are also specific set back in in 23.66 140

Commented [NG33]: This the mechanical wording. While the King Street Station has them on top of an east facing canopy, are there any other locations in the district that a solar panel would not affect the character of the District?

iv. Existing roof top water towers shall not be removed unless the Board determines that removal is necessary for safety and repair or restoration is not possible.

n. Pedestrian Weather Protection - Awnings and Canopies

Commented [JO34]: This section may want to go before fire escapes

Rationale, Context and Intent

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Awnings, canopies and similar features are useful in providing pedestrian comfort and can add to a building's visual interest. Many contributing and historic buildings feature, or have in the past featured awnings or canopies.

Guidelines

- i. Awnings shall be sloped, rather than bubble type. No writing may be placed on the sloping portion of the awning. (12/94) Scalloped or cut-out valances are not acceptable, nor are side panels. (8/93) Return of valances on awnings shall be permitted, but no signage of any kind shall be permitted on valance returns.
- ii. Shiny, high-gloss awning materials are not permitted. Retractable awnings of a through color (meaning where the top side and underside of the awning are the same) are preferred, i.e., the underside is the same color as the exposed face. Awning colors shall be subdued to ensure compatibility with the character of the District. (7/03)
- iii. Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03). For contributing and historic buildings, new canopies that feature design styles that were not typical during the period of the building's construction are not permitted. For example, canopies with single glass panels without metal frames are not typical on buildings constructed in the late 19th and early 20th centuries.

Commented [NG35]: If we change that in the sign section this needs changing here too.

Commented [JO36]: What does through color mean?

Commented [NG37R36]: It means the underside is the same color as the exterior

Commented [NG38]: We should discuss if this should also be compatible with the building.

Commented [JO39]: A suggested new point, but it seems like the Board has allowed this in the past so maybe such contemporary styled canopies are ok(?)



Figure xxx. Example of a contemporary styled awning

Commented [JO40]: Maybe this is ok on a new building. It seems that I have seen similar canopies on existing buildings. I'll take another look.

Commented [NG41R40]: Per our definition above this would be a canopy.

- iv. Awnings and canopies covering more than one story are not allowed. Distinctive architectural features shall not be covered, nor shall installation damage the structure.
- v. Awnings and canopies must serve a functional purpose, and therefore shall project a minimum of five (5) feet horizontally. (7/03)
- vi. Internally illuminated awnings or canopies are not permitted. Neon is not allowed on awnings or canopies. (7/03) Lighting of storefront and sidewalk surfaces from canopies is permitted, subject to approval by the Board.

Commented [NG42]: Should we add that the awning should fit with in bays rather than stretch across pilasters.

Commented [JO43]: What about down lighting from canopies to light, for example building entrances or sidewalk seating or displays??

Commented [NG44R43]: That has been allowed

Commented [NG45R43]: Maybe also specify that this is downlighting.

o. Ghost Signs

Rationale, Context and Intent

Historical advertisements painted on the exterior of a building wall heralding an obsolete product, an outdated trademark, the name of a business previously located on a site or the service or product offered by a prior building occupant and have faded from time are often called ghost signs or brick ads.

Ghost signs are an architectural feature of the buildings historical context and is vital to the buildings character and the character of the district and are not considered signs and do not count towards the calculations for allowed new signs.



Figure xxx. Ghost signs such as this are architectural elements.

Guidelines

Ghost signs must not be covered, obscured or removed unless the Board finds a compelling reason to the contrary, such as for necessary structural maintenance.

p. Security Bars and Gates

Rationale, Context and Intent

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area,

and encouraging the development of street level pedestrian-oriented businesses that attract citizens and visitors to the neighborhood. Security bars and gates detract from this objective.



Figure xxx. Security bars and gates such as this detract from the area's pedestrian qualities and are prohibited.

Guidelines

Installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where the Board determines added security measures are necessary. Retractable roll down and scissor type gates are permitted only in garage door openings and in alley locations that require high levels of security. (5/96)

q. Demolition

Rationale, Context and Intent

SMC 23.66 clearly identifies the importance of retaining important building resources in the District.

Commented [NG46]: And other structures

- i. Guidelines Per SMC 23.66.115 demolition will only be considered if the Board determines that the building or structure has no architectural or historic significance. The Board will consider the contributing or non-contributing status in the National Register in addition to a historic report which should include information such as: History of the structure, including significant historical events, persons and uses associated with the structure, owners, uses, architects, architectural evaluation and changes to the structure affecting integrity, as well as photos from different periods. While the existing condition of the structure may be considered this will require a substantiated analysis.
- ii. Deferring maintenance in an attempt to make a structure qualify for demolition for the prospect of building new construction is not appropriate.

Commented [NG47]: Summarized from 23.66.032 Contributing structures, determination of historic significance

Commented [NG48]: Or removing features without approval

Commented [NG49]: Is not allowed or add "restoration or other mitigation will be required."

2. Guidelines for the construction of new structures
3. Guidelines for changes to public rights of way or other public space and for street uses such as for vendors or cafes.
4. Guidelines for Removal, demolition or alteration of signage or the placement of new signs
5. Guidelines for changing the principal use of any structure, or space and any change of use after initial approval.

6. Definitions

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**.

Commented [JO50]: Put in definitions section?

Muntin

Historic building; As used in these guidelines, a "historic building" is any building built in the district's era of significance that the Board considers to retain sufficient architectural features and character that further diminishment or alterations to its exterior is not **appropriate**.

Commented [JO51]: Need to review and work on this definition.