



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB 190/20

Staff REPORT

for Board meeting December 16, 2020

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.

121620.21 **Scheuerman Building/Good Arts**
110 Cherry St

Staff report: The process to determine that a building is contributing to the local preservation district was established as part of the South downtown rezone when the historic TDR (Transfer of development Rights) and TDP (Transfer of Development Potential) program was expanded to include south downtown. The TDP and TDR incentive for Landmark structures has been available in Downtown and First Hill for some time. TDR and TDP provide an incentive for property owners to retain and maintain their existing historic structures by allowing the owners of historic buildings to sell the unused development potential on their lot to another property owner who needs to buy it to earn additional floor area in South downtown. The owners have to sign an agreement that they will maintain their building and continue to adhere to preservation regulations, before they can sell the TDP or TDR.

Determination of contributing status to the local district is just the first step to determine if a building is eligible as a sending (selling) site. Seattle Department of Construction and Inspections (SDCI) has the further roll in processing the application. The application would come back to the Board towards the end of the process to get approval of a covenant that includes the agreement to maintain their building and adhere to preservation regulation.

We consider the National Register listing status in determining contributing status, but because it is the contribution of the building in the local district that makes the building eligible we have to make that determination on a case by case basis.

We can't rely on the National Register listing solely for several reasons:

- The nomination is only reviewed and updated occasionally, a building could have been altered without approval since the nomination was last reviewed and those

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

"Printed on Recycled Paper"

issues may make the building ineligible or require compliance issues be addressed prior to it being determined contributing.

- Not all buildings in the Pioneer Square Preservation District are in the National Register District, and therefore have no previous status as contributing or non-contributing but these buildings in the local district could still be eligible to sell TDP and TDR.
- The National Register District nomination has a period of significance identified, there may be history of a building that is outside the period of significance that makes a building contributing to the Pioneer Square Preservation District that is not included in the National Register District nomination.

You are not considering the project that the TDR or TDP gets sold to or in any way agreeing to a project that may want to buy the TDP or TDR. At this point you are only making a decision on if the subject building is a contributing structure to the Pioneer Square Preservation District or if in the case that there were repairs needed that those repairs need to be done prior to making the final determination.

I move to recommend the Scheuerman/Good Arts building at 110 Cherry St as contributing and will continue to contribute to the Pioneer Square Preservation District per the following:

- **Historic Significance:** The Good Arts building is one of the 150 buildings built in the first year after the 1889 fire. The building was built in 1890 and is considered contributing to the National Register.
- **Architectural Significance:** The building's intact, character-defining features contribute to the architectural character of Pioneer Square. The building was designed by prominent architect Elmer Fisher using elements of Richardsonian Romanesque style.
- **Social Diversity:** The building has been home to associations, missions, community centers, clubs, speakeasys, gambling dens, restaurants, stages and theaters that have supported the Pioneer Square's role as a social center.
- **Business Environment:** The building has and continues to support and enhance the District's economic climate with ground floor pedestrian oriented businesses and artist and small businesses on the upper floors.
- **Educational Value:** The building is an easily identifiable visual feature of Pioneer Square and contributes to the distinctive quality of the Pioneer Square neighborhood. Because it is one of the earliest buildings after the fire, it documents the architectural and businesses development of the neighborhood over time.
- **Geographic Location:** The building resides within the boundaries of the Pioneer Square Preservation District. Its specific location at the corner of 1st and Cherry makes it a gateway to the District.

The building is located within the Pioneer Square Preservation District and the building is not presently in need of rehabilitation in order for it to be considered contributing to the District.

Code Citations:

23.66.032 - Contributing structures; determination of architectural or historic significance

A.

The owner of a lot in the Pioneer Square Preservation District or the International Special Review District may apply to the Director of Neighborhoods for a determination that a structure on the lot contributes, and is expected to continue to contribute, to the architectural and/or historic character of the District. A structure for which that determination is made is considered a contributing structure for purposes of this [Section 23.66.032](#) and for purposes of the eligibility of the lot to send South Downtown Historic TDR or South Downtown Historic TDP pursuant to Sections [23.49.014](#) and [23.58A.042](#). The determination is made by the Director of Neighborhoods, after recommendation by the Pioneer Square Preservation Board or the International Special Review District Board. A structure for which an application for demolition approval has been granted or is pending is not eligible for a determination under this [Section 23.66.032](#). The Director of Neighborhoods may defer consideration of an application under this [Section 23.66.032](#) until final action is taken on any application for a certificate of approval, and any appeals have been resolved.

B.

In making a recommendation and decision under subsection 23.66.032.A, the relevant Board and the Director of Neighborhoods shall take into account the reasons for designating the District as set forth in [Section 23.66.100](#) and how they apply to the structure; whether the structure was identified as historic or as contributing, or both, for purposes of listing in the National Register of Historic Places or the local special review district; and the state of historic integrity, repair, maintenance, and useful life of the structure. The Director of Neighborhoods and the relevant Board may rely on information submitted by the owner, information provided by members of the public, other information available in public records, and site visits. The Director of Neighborhoods may determine that the structure is contributing; that it cannot be contributing; or that it will be contributing conditioned upon specific rehabilitation or maintenance work.

C.

If the Director of Neighborhoods determines that the structure will be contributing conditioned upon rehabilitation or maintenance work, then the owner shall not be entitled to a final determination, and the structure shall not be considered contributing for purposes of this [Title 23](#), until either (1) the work is completed to the satisfaction of the Director of Neighborhoods, or (2) a certificate of approval for the work is issued and the owner provides a bond or other security acceptable to the Director of Neighborhoods for the completion of the work.

D.

The owner shall submit to the Director of Neighborhoods, in support of a request for a determination under this [Section 23.66.032](#), a historic resource report prepared by a historic preservation consultant approved by the Director of Neighborhoods. The historic resource report shall include the information described in this subsection 23.66.032.D, except that the Director of Neighborhoods may allow the omission of information not necessary for a particular application:

1. History of the structure, including significant historical events, persons and uses associated with the structure;
2. Ownership history;
3. Construction history, including original plans and subsequent alterations to the exterior; a chronology of historical documentation; site work, references to craftsmen, builders, and architects associated with the structure; early views, photographs, and other materials showing appearance at different periods; and results of physical investigation;

4. Architectural evaluation, including an assessment of all exterior features and finishes and identification of those architectural features, materials, finishes and construction techniques that are character-defining.

5. An analysis of existing conditions, damage, structural problems, and materials deterioration.

6. Bibliography and references.

E.

There is no administrative appeal of the decision of the Director of Neighborhoods. Any judicial review must be commenced as provided by state law.

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. 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.

Issued: February 10, 2020

Genna Nashem
Pioneer Square Preservation Board Coordinator