



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 214/22

### Staff REPORT

for Board meeting October 5, 2022

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.

**100522.31**      **Westland Building**

100 S King St

Applicant: Mike Jobs

Final Design for rehabilitation of the existing building including:

Upper level remains hotel guest rooms

Street level uses accessory to hotel use

Multipurpose space (assembly, eating and drinking, etc.) 1147square feet

Multipurpose space (assembly, eating and drinking, etc.) 880

Fitness 740

Lobby 2018

Eating and drinking 963

Eating and drinking 4447 with and addition of enclosed outdoor seating of 695

Alterations to the building

- South Elevation

A non-original storefront entrance will be removed and replaced with new wood windows to match surrounding existing wood windows,

**Administered by The Historic Preservation Program**

**The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Replacement of non-original main entry canopy and,  
Replacement of non-original storefront with new steel windows system  
Seismic cross bracing

- North Elevation

Conversion of the top of the SCL vault into an enclosed exterior dining platform with a steel and glass structure and stairs,  
Removal of CMU infills to reactivate historic openings to the train loading docks,  
Install new doors in openings  
New raised planters  
New vent stack

- East Elevation (alley)

Expand the opening of a window to an opening for a door,  
Infilling of exit door with salvaged brick that is within a bricked in former opening

- West Elevation

Seismic cross bracing

- All of building

Lighting

Apply an anti-graffiti coating on lower level after review and approval of a test area to be reviewed by the National Park Service.

- Rooftop features

Construct a new one-story, 5000 square foot. rooftop penthouse containing the following uses:

- Eating and drinking use
- One hotel guestroom suite,
- And a hospitality suite.

Size of existing light court is increased,

New rooftop features include green roof, mechanical equipment, solar collectors and elevator/stair overrun

Details for the materials and colors of new penthouse

Lighting

CHANGES IN THE PUBLIC ROW

Existing non-original clay brick pavers will be replaced with light gray stone pavers and dark stone pavers.

Additional bike racks installed using the Pioneer Square standard bike rack.

(other alterations to sidewalks and alley paving shown in renderings will be part of a separate application)

Waivers and modifications requested:

- Reduce loading dock requirement.

- Street level uses larger than 3000 Square feet

- Modify the setback of the penthouse at the canopy

Staff report: Preliminary design Certificate of Approval was granted on September 8, 2020 with Certificate of Approval PSB13822 which included:

- Change of use from office to lodging for the entire building including:

  - Level 0 - 2739 square foot restaurant space, and a 1392 square foot bar and lounge.

  - Level 1 –a 343 square foot retail space and a 652 square foot retail space

  - All as allowed in SMC 23.66.120 and SMC23.66.130.

- And

  - Rooftop features including a penthouse with office and residential use, mechanical equipment area, and stairs and elevator penthouses that complies with the height and setbacks required by SMC23,66.140.

Final design approval is required for materials, colors, construction details and any changes that are proposed that are different from the Preliminary Design including changes to the use.

The proposed work has previously been reviewed with Board for briefings on 2/5/2020 Preliminary Design Briefing to the Board 6/16/2021 Briefing on Street Level Uses and Alley Modifications.

The proposal for the penthouse retains the entire existing roof of the building, with the new structure for the penthouse addition over-framed on the existing roof so that the building would not be affected should the penthouse ever be removed.

The code changed in 2022 to allow additional uses in rooftop penthouses and this application makes changes to the rooftop penthouse in response.

The building has some spaces that with floor height that is slightly below the street grade towards the King Street but then slightly above street grade toward the private alley. The Board has reviewed several changes to use for restaurant spaces over 3000 square feet and has typically found them to be compatible with preferred use of restaurant under 3000 square feet. When reviewing hotels, the Board has typically required a variety of accessory uses, especially an eating and drinking use at street level to ensure activation.

Draft Motion: I move to recommend granting a Certificate of Approval for: Final design and changes of use as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the October 5, 2022, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC

23.66.030 Certificates of Approval required

- A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

23.66.120 - Permitted uses

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

23.66.130 - Street-level uses

- A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- B. Preferred Street-level Uses.
  - 1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:
    - a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
    - b. Theaters.
- C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

#### 23.66.140 - Height

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this Section 23.66.140 may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.
3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.
4. Height limits for rooftop features
  - c. Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar collectors may extend up to 7 feet above the maximum height limit, except as provided in subsection 23.66.140.C.4.j.1, and provided that they are a minimum of 10 feet from all lot lines.

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods

Director. The combined coverage of the following listed rooftop features shall not exceed 25 percent of the roof area:

- 1) Solar collectors, excluding greenhouses;
- 2) Stair and elevator penthouses;
- 3) Mechanical equipment;

Additional combined coverage of the rooftop features listed in subsection 23.66.140.C.4.d.1 through 23.66.140.C.4.d.4, not to exceed 35 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

f. Rooftop penthouses. The following types of occupied rooftop penthouse uses are permitted as a rooftop feature of a new building, or as a rooftop addition on an existing structure if it is at least 40 feet in height. Measurement of height for purposes of this subsection 23.66.140.C.4.f may include the height of already-permitted and already-built rooftop penthouses regulated by this subsection 23.66.140.C.4.f.

- 1) Residential penthouses may cover a maximum of 50 percent of the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the street property line.

- 2) When permitted, office penthouses may cover a maximum of 50 percent of the total roof surface, may extend up to 12 feet above the roof of the structure, shall be functionally integrated into the existing structure, and shall be set back a minimum of 15 feet from all property lines. Accessory mechanical equipment may be placed on roofs of these penthouses if needed to support these uses. The height of this equipment is limited to the minimum needed to serve its function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.

- 3) Penthouses for lodging uses. When permitted, penthouses for lodging uses may cover a maximum of 50 percent of the total roof surface, may extend up to 12 feet above the roof of the structure, shall be functionally integrated into the existing structure, and shall be set back a minimum of 15 feet from all property lines. Accessory mechanical equipment may be placed on roofs of these penthouses if needed to support lodging uses. The height of this equipment is limited to the minimum needed to serve its function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.

4) Penthouses for eating and drinking establishments. When permitted, penthouses for these uses may cover a maximum of 50 percent of the total roof surface, may extend up to 12 feet above the roof of the structure, shall be functionally integrated into the existing structure, and shall be set back a minimum of 15 feet from all property lines. Accessory mechanical equipment may be placed on roofs of these penthouses if needed to support these uses. The height of this equipment is limited to the minimum needed to serve its function, and its coverage is subject to the coverage limits in subsection 23.66.140.C.4.d.

5) The combined height of the structure and a penthouse, if permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

6) View studies depicting views toward a proposed improvement, including from distances up to 300 feet, are required for all rooftop penthouses. Increasing setbacks, lowering roof heights, or other design adjustments may be required to ensure the penthouse is minimally visible.

#### 23.66.170 - Parking and access

- 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.

#### 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.

### **Pioneer Square Preservation District Rules**

#### **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.

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

- 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)

#### **VIII. MECHANICAL SYSTEMS**

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-primary building facades and/or roof tops. 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.

## XVII. SIDEWALK TREATMENT

### C. Special Sidewalk Treatment

Decorative treatments within the sidewalk may be allowed as outlined below. Repair and maintenance of decorative sidewalk elements are the responsibility of the property owner.

Building Entry. Owners are allowed reasonable flexibility in calling attention to their entryways through special paving that is integrated with the sidewalk as a whole. Special treatments for building entries should be considered according to the following criteria:

1. Infill Area: Tiled entryways will be considered only when in character with the District and the scale and integrity of the building. In all cases, the intent of entryway flexibility should be to provide diversity to the streetscape at logical points within a generally coherent scheme.
2. Size of Treatment: Building entry materials should generally not extend into the sidewalk any farther than the building base. Exceptions may be granted when the scale of the entry and the building merit treatment.

## XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

### E. AWNINGS AND CANOPIES

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) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

## Secretary of Interior's Standards

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

### National Park Service's Preservation Briefs

[No 1 Cleaning](#)

[no. 14 Additions](#)

[no. 38 Graffiti](#)

Issued: September 29, 2022

Genna Nashem

Pioneer Square Preservation Board Coordinator