



Triangle Hotel and Bar (Flatiron Building)

Pioneer Square Preservation Board Briefing 3

May 7, 2024



VIEW FROM S. DEARBORN AVE, CIRCA 1910'S

Table of Contents

Project Summary	2
Axonometric Diagram.....	4
Current Photo Survey.....	5
Floor Plans.....	7
Proposed Section.....	10
Proposed Street Perspectives.....	12
Proposed Elevations.....	15
Material Palette.....	17
Proposed Window Product.....	18
Section at New Roof Deck Railing.....	20
Survey of Neighboring Penthouses / Additions.....	21
Color Study of Metal Wall Panel Options.....	22

PROJECT SUMMARY



VIEW FROM S. DEARBORN AVE, CIRCA 1935

PROJECT SUMMARY



VIEW FROM FIRST AVENUE, 1975

Name: Triangle Bar / Flatiron Building

Address: 551 First Avenue South, Seattle WA 98104

Date Constructed: 1910

Building History:

The Triangle Hotel, also known as the Flatiron Building, was designed by architect C.A. Breitung for real estate figure and financier, Victor Hugo Smith. Completed in 1910, the three-story building features rusticated Flemish bond brickwork, late medieval pointed arches, and projecting window bays on the upper floors. Its triangular shape is dictated by the site, located at the intersection of First Avenue South and what was formerly the railroad tracks which led to Seattle's wharves. The basement and ground story structure is of cast concrete and has a brick and pebble-dashed stucco veneer exterior. The second and third stories are of brick masonry construction with wood framing, with wood frame projecting window bays with zinc-coated sheet metal veneer. Originally the Triangle Hotel consisted of a saloon on the ground floor and eight rooms on the two upper floors, and it continued to be operated under that name until 1945. Like many hotels in the district, it had eventually become a brothel. The ground story continued as a neighborhood tavern until 1929, at which point the Western Union Telegraph Company located its "C" branch office in the space. Communication with the head office at 2nd Avenue and Cherry Street was conducted via pneumatic tubing. Upon Western Union's departure from the property in 1954, the ground story was re-outfitted for tavern use, and from 1987-2020 operated as the Triangle Pub. As for the upper stories, it is known that an architectural practice occupied the second floor in the 1970s, and since then the upper floors have been remodeled into two apartments, still occupied by tenants.

Although much of the original building is largely intact, the following elements of the building have been modified since the building was constructed:

- The eight rooms on the upper levels were demolished and the spaces were remodeled into studio apartments.
- The ground level west entry has been infilled and restrooms were constructed on this floor.
- A fire escape was added to the west side of the building servicing the apartments.

Proposed Project Scope:

The proposed project scope includes facade restoration, remodeling and refresh of the two residential apartments, demolition of one of the ground floor restrooms to re-open the west entry, and construction of a new restroom at the basement level. The ground floor will retain its pub/food service function, and the upper floors will remain residential use. The scope also includes the addition of a stair to the roof, for use as a terrace by the residential tenants. This will involve the construction of a rooftop enclosure at the north end of the roof to house the stair.

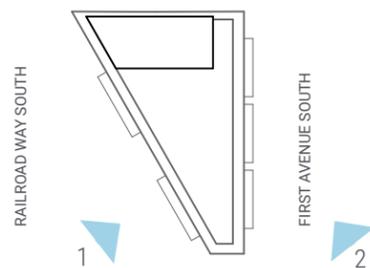
Structural upgrades are being voluntarily provided to meet the new proposed Bolts Plus ordinance, including new strongbacks from the third floor to the parapet and new roof framing. These upgrades will not be visible from the exterior.

The proposed facade restoration work includes new street level windows and doors. The existing door on the west elevation will be relocated approximately eighteen inches to the south and restored to functional use. The windows at the second and third stories will be restored and re-glazed with insulated glazing units. The existing fire escape is proposed to have landings and treads removed, with the remaining structure restored and repainted.

The proposed rooftop enclosure is designed to have minimal visibility from the street and minimal impact on the building's primary facades. Its use will be limited to the occupants of the rental units and will not be available to visitors of the pub. A new roof membrane will be installed over the new roof framing with a pedestal paver system for the roof deck. A new minimal profile, steel rail is proposed to extend less than twelve inches above the existing parapet for the entire perimeter of the roof and will be set back approximately two feet from the exterior face of the cornice.

We look forward to discussing this project with the Pioneer Square Preservation Board.

AXONOMETRIC DIAGRAMS



1. AXON DIAGRAM FROM WEST

2. AXON DIAGRAM FROM EAST

- NEW STAIR ENCLOSURE
- ORIGINAL WINDOWS TO BE RESTORED
- NEW, PAINTED WOOD STOREFRONTS TO REPLACE EXISTING, NON-ORIGINAL
- REBUILD EXISTING WALL TO MATCH
- A REFINISH EXTERIOR WALL
- B CLEAN AND REPOINT EXISTING BRICK

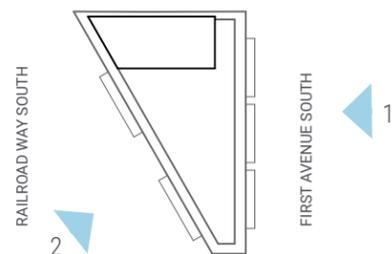
CURRENT PHOTO SURVEY



1. EAST ELEVATION



2. WEST ELEVATION



CURRENT PHOTO SURVEY



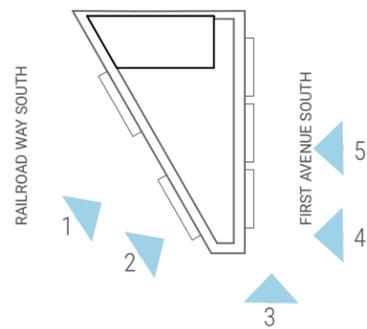
1. EXISTING FIRE ESCAPE



2. DAMAGED AND ROTTING STOREFRONT AT WEST ELEVATION



DOOR AND WINDOW WALL AT BOTTOM OF STEPS AT AREAWAY

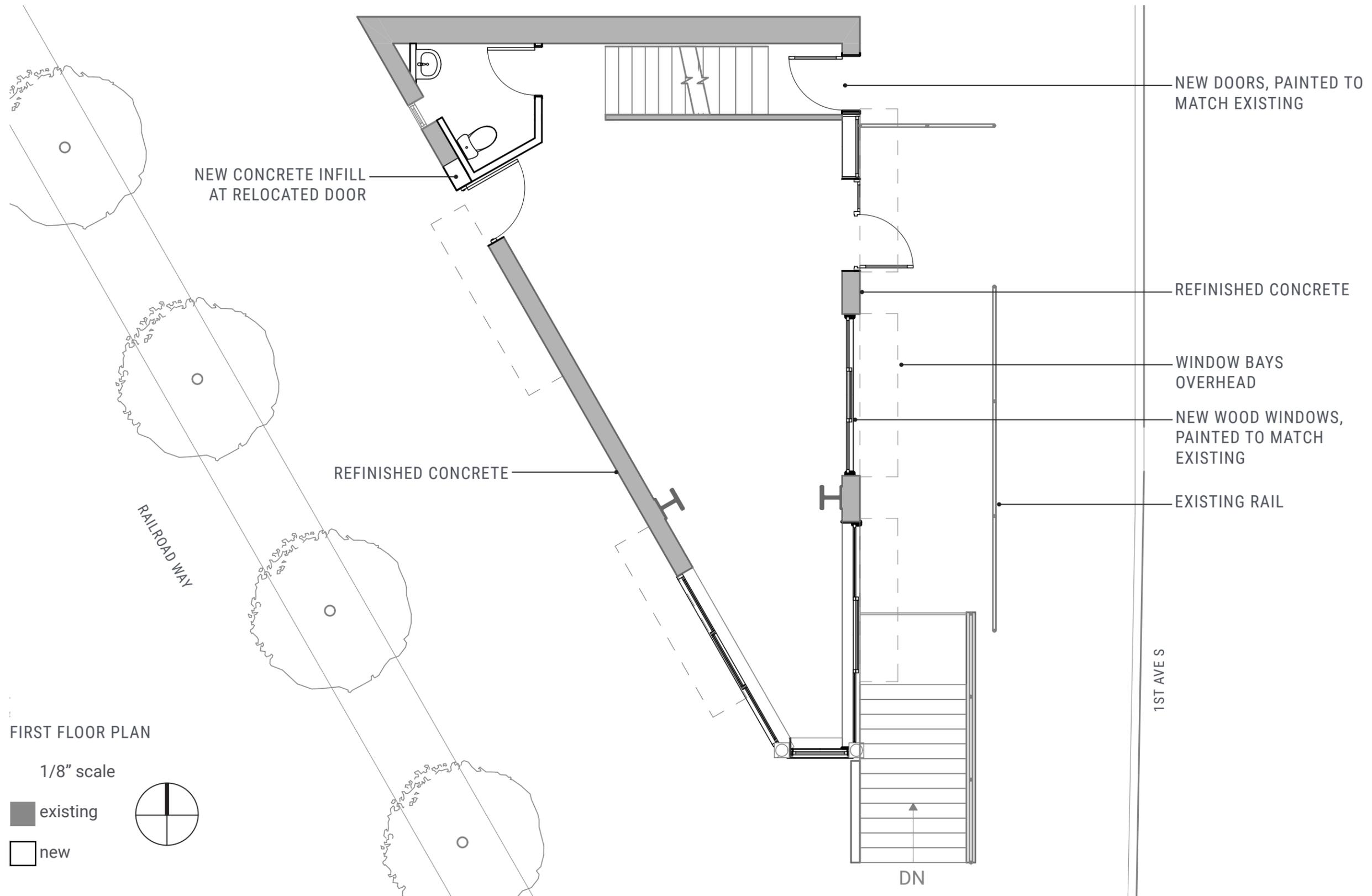


STOREFRONT AT EAST ELEVATION



ENTRY TO PUB (LEFT) AND RESIDENCES (RIGHT) WITH STAINED GLASS TRANSOM

FLOOR PLANS



FIRST FLOOR PLAN

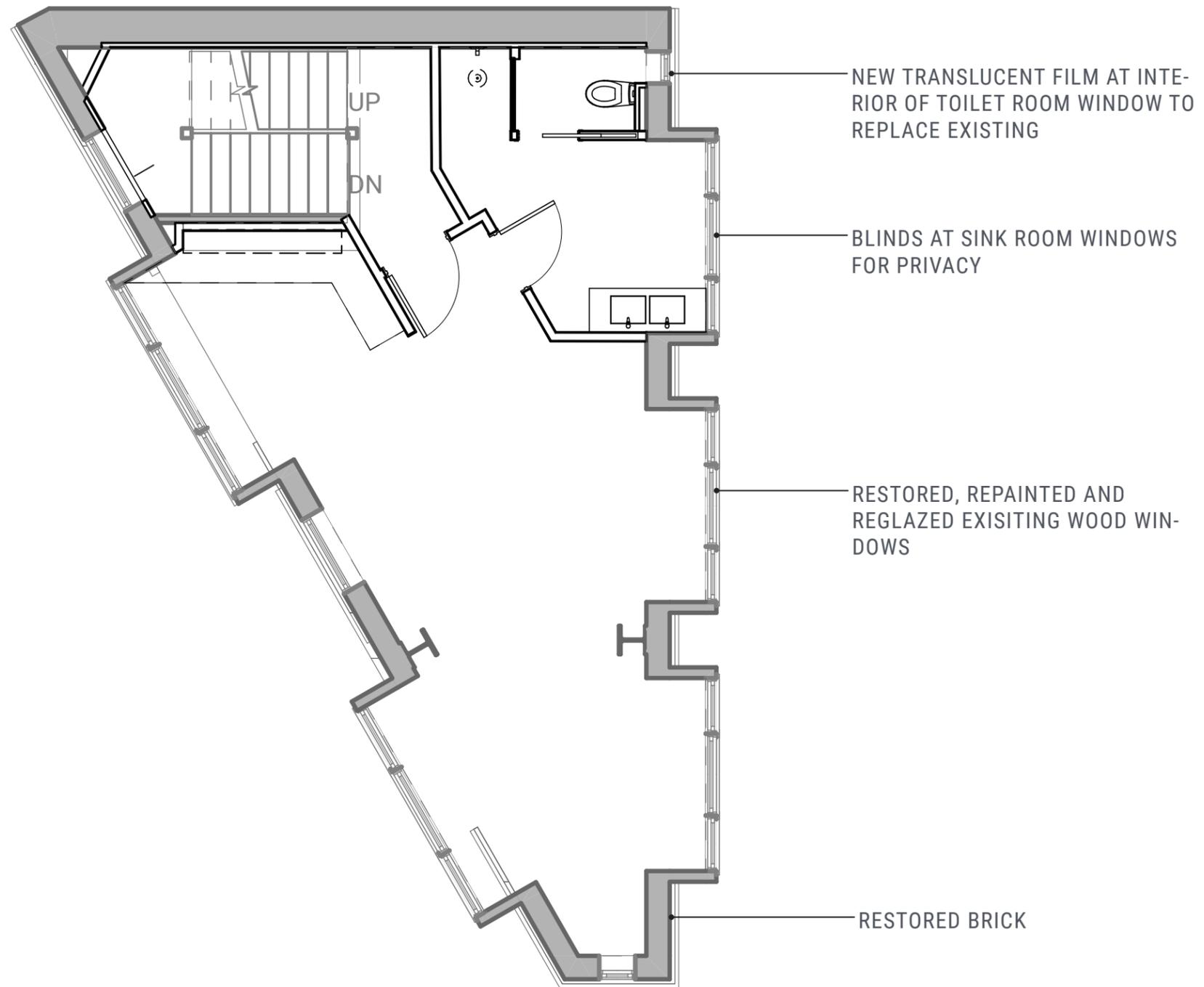
1/8" scale

existing

new



FLOOR PLANS



TYPICAL APARTMENT PLANS
AT SECOND AND THIRD FLOORS

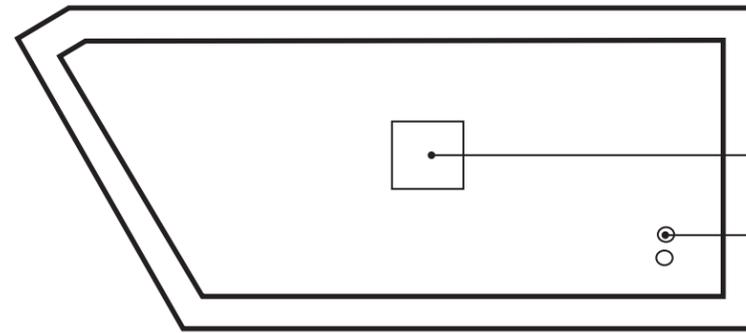
1/8" scale

■ existing

□ new

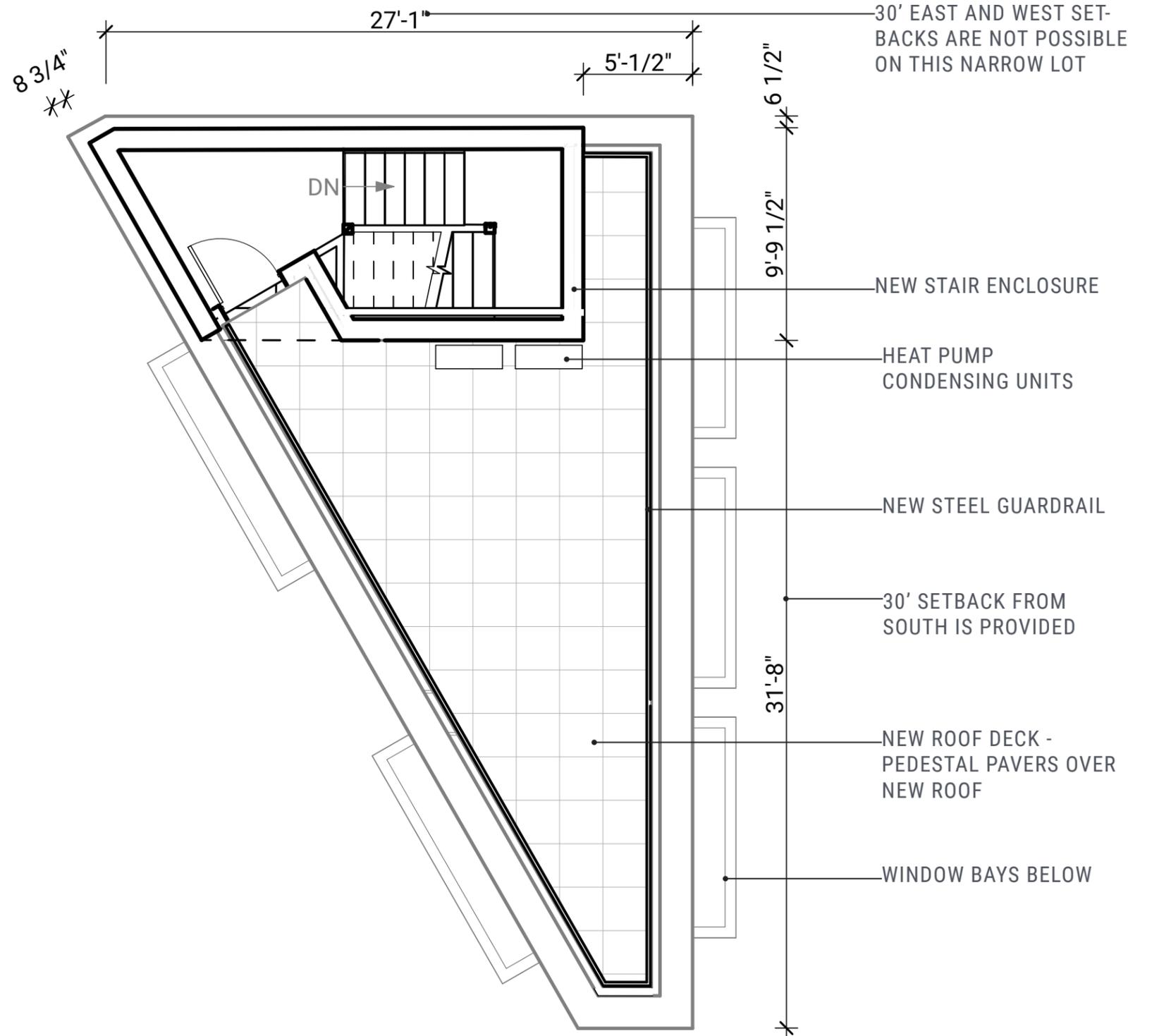


FLOOR PLANS



KITCHEN EXHAUST FAN
 ALL VENTING AND EXHAUST OUTLETS TO BE AT UPPER ROOF, BEHIND PARAPET

UPPER ROOF PLAN



ROOF PLAN

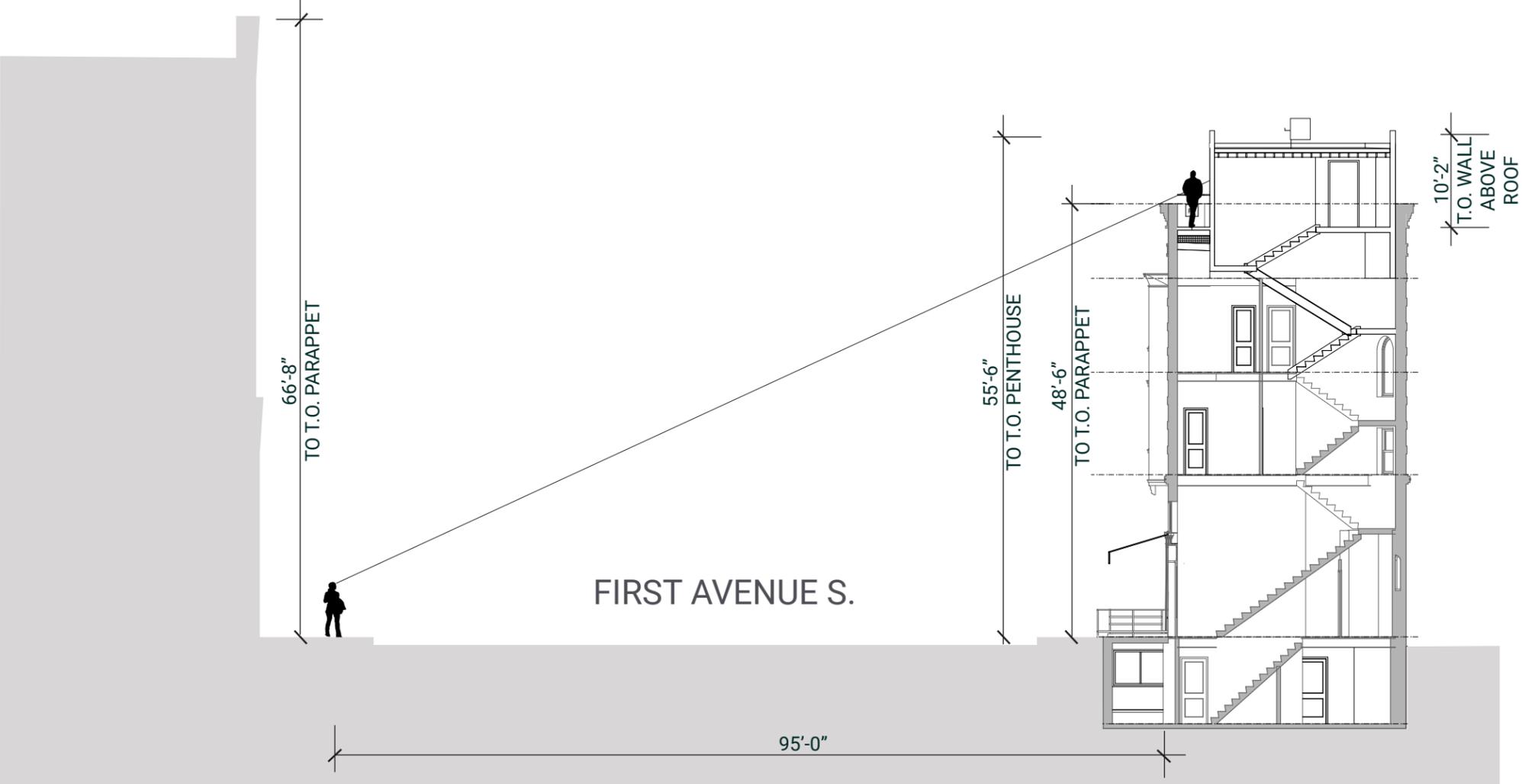
1/8" scale

existing

new

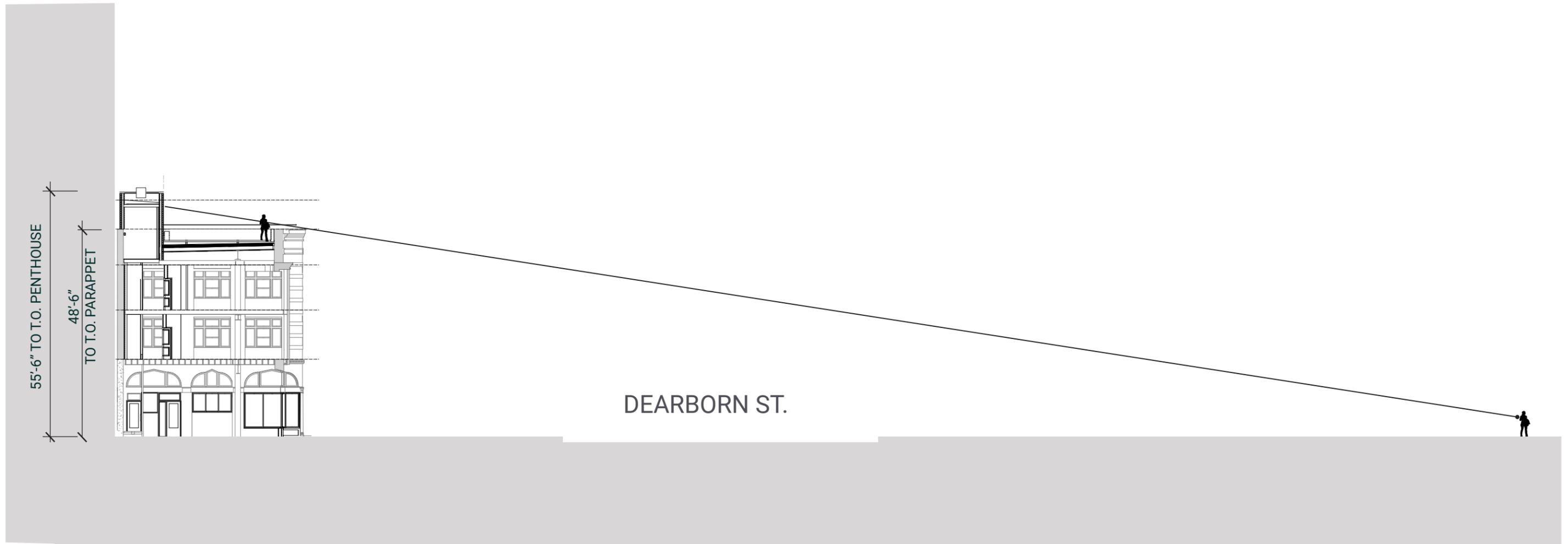


VIEW STUDY



SIGHTLINE STUDY FROM ACROSS FIRST AVENUE S., APPROXIMATELY 95' AWAY

VIEW STUDY



SIGHTLINE STUDY FROM ACROSS DEARBORN ST,
APPROXIMATELY 300' SOUTH ON FIRST AVENUE S.

VIEW FROM THE EAST



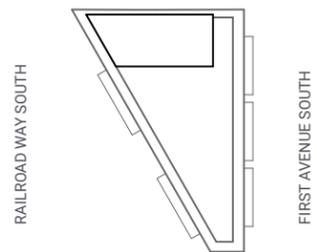
CURRENT CONDITIONS

BRICK INFILL OF WINDOWS
TO BE COMPLETED BY
NEIGHBORING BUILDING

PROPOSED STAIR
ENCLOSURE



PROPOSED STAIR ENCLOSURE AT ROOF FROM APPROXIMATELY 110 FEET AWAY



VIEW FROM THE SOUTH

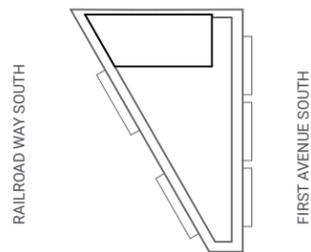


CURRENT CONDITIONS

PROPOSED STAIR ENCLOSURE



PROPOSED STAIR ENCLOSURE AT ROOF FROM APPROXIMATELY 170 FEET AWAY



VIEW FROM THE WEST

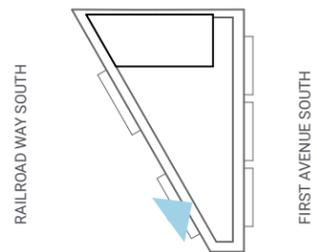


CURRENT CONDITIONS

PROPOSED STAIR ENCLOSURE



PROPOSED STAIR ENCLOSURE AT ROOF FROM APPROXIMATELY 265 FEET AWAY



1.
2.
3.
4.
5.
6.
7.

ELEVATIONS

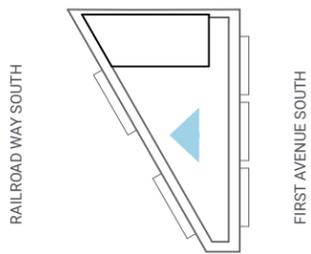


- restored brick
- restored, painted and reglazed existing windows
- new painted wood windows
- new painted wood entry doors
- painted steel railing
- new enclosure at roof stair
- restore existing stained glass window

SOUTH ELEVATION

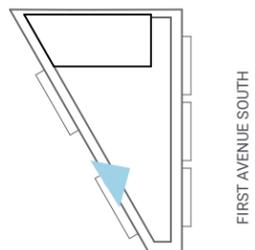
1/8" scale

EAST ELEVATION



ELEVATIONS

- 1. restored brick
- 2. restored and reglazed existing windows
- 3. new painted wood windows
- 4. painted steel railing
- 5. new enclosure at roof stair
- 6. existing door relocated 18" south, wall infilled to match
- 7. restored fire escape, with ladder rungs and landings removed

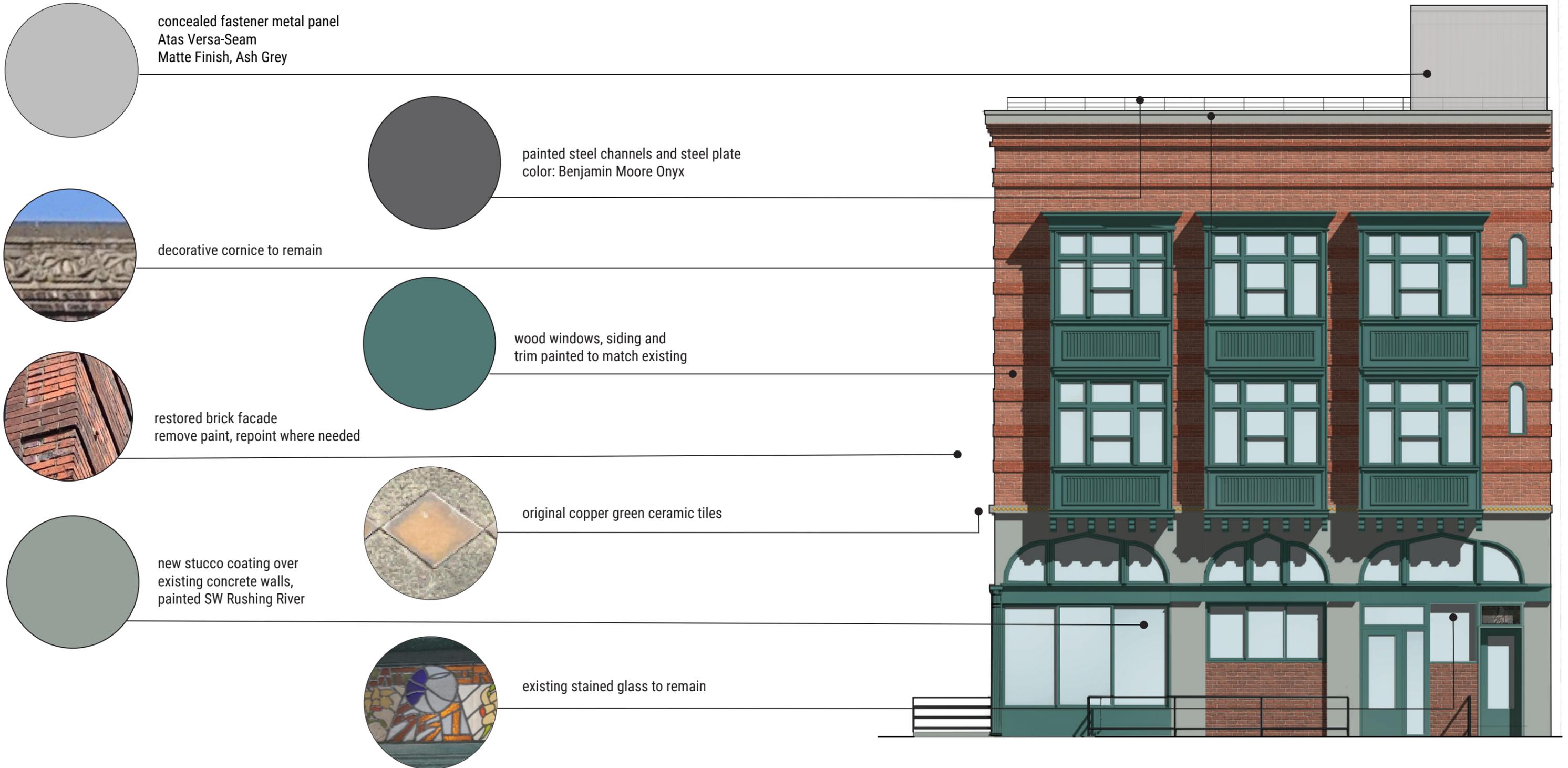


WEST ELEVATION

1/8" scale



MATERIAL PALETTE



concealed fastener metal panel
Atas Versa-Seam
Matte Finish, Ash Grey

painted steel channels and steel plate
color: Benjamin Moore Onyx

decorative cornice to remain

wood windows, siding and
trim painted to match existing

restored brick facade
remove paint, repoint where needed

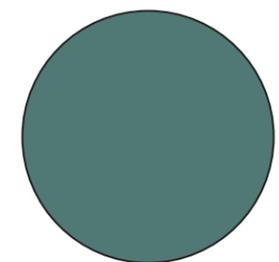
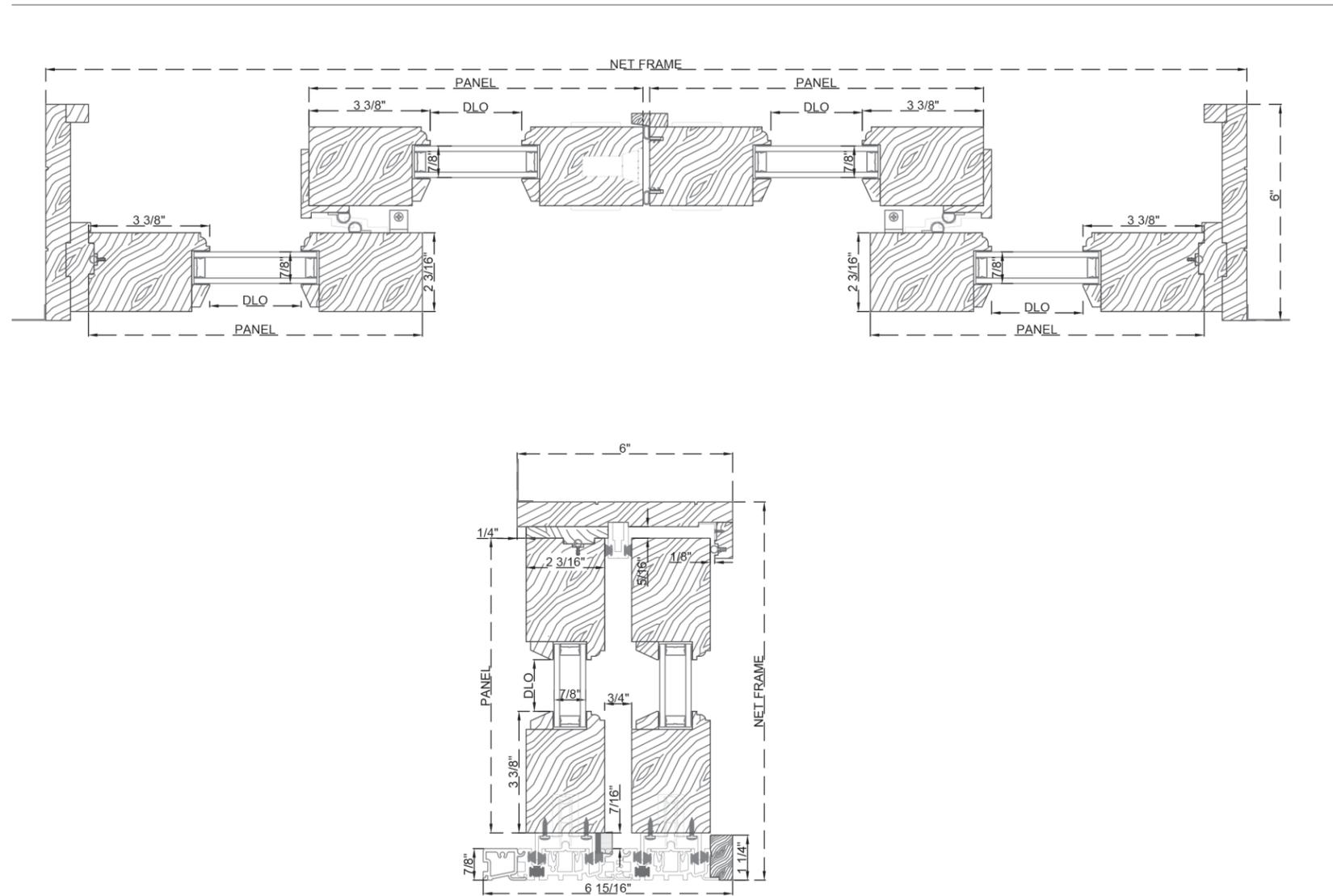
original copper green ceramic tiles

new stucco coating over
existing concrete walls,
painted SW Rushing River

existing stained glass to remain

EAST ELEVATION
1/8" scale

PROPOSED SLIDING WOOD WINDOW INFORMATION

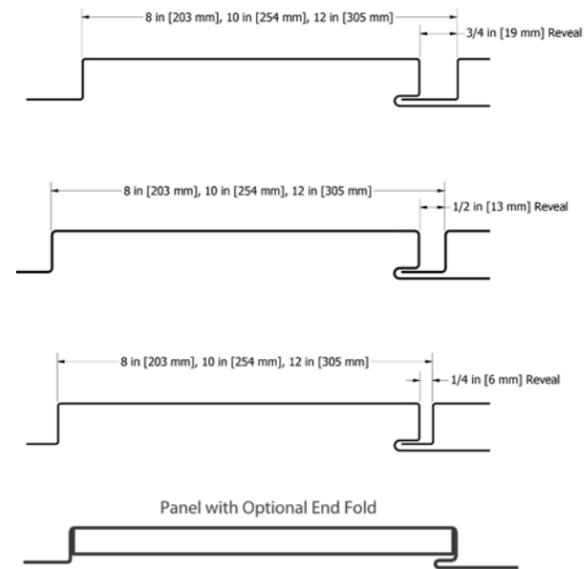
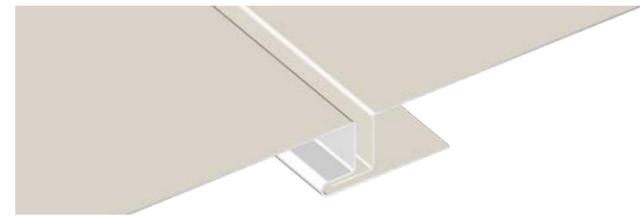


<p>THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE REPRODUCED NOR IS THE INFORMATION THEREON TO BE USED TO PRODUCE PRODUCTS UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM STILE WINDOWS AND DOORS, LLC.</p>	TITLE WOOD OXXO MULTISLIDE DETAILS		ITEM # W1	
	DEALER CHERRY CREEK		PROJECT TBD	
	P.O. # TBD	DRAFTER RM	DATE 11/9/2023	SCALE 3" = 1'-0"
	APPROVAL (SIGNATURE)		LAST REVISION DATE	JOB #

DETAILS FOR SLIDING WOOD WINDOW BY STILE WINDOWS

SIMILAR INSTALLATION OF PRODUCT IN SEATTLE - TO BE PAINTED TO MATCH EXISTING

PROPOSED METAL WALL PANEL INFORMATION



VERSA-SEAM™

SKU: VSS080, VSS100, VSS120

MATERIAL

- .032, .040 aluminum
- 16, 20 oz. copper*^
- .8, 1.0 mm zinc*^
- .0197 classic & tin matte stainless steel*^
- ^Inquire for available widths

PANEL SPECS

- Coverage: 8", 10", 12" | Custom widths available*
- Minimum Length: 3'-0"
- Maximum Length: 20'-0"
- Depth: 1"

AVAILABLE

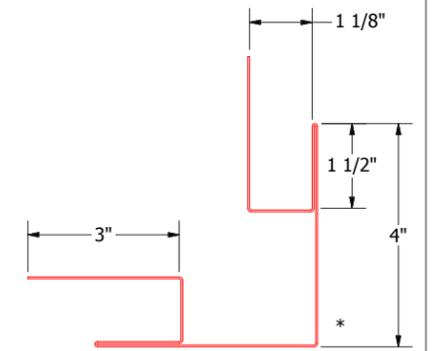
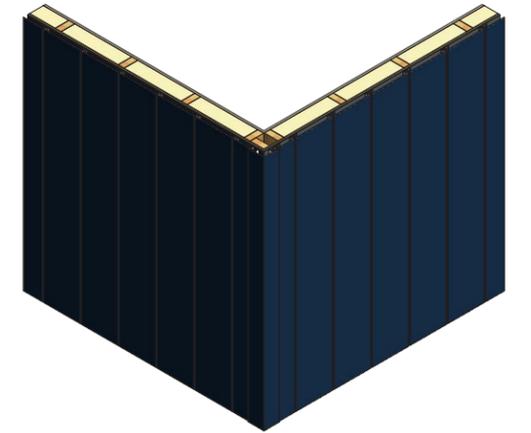
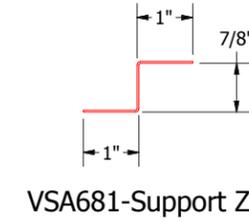
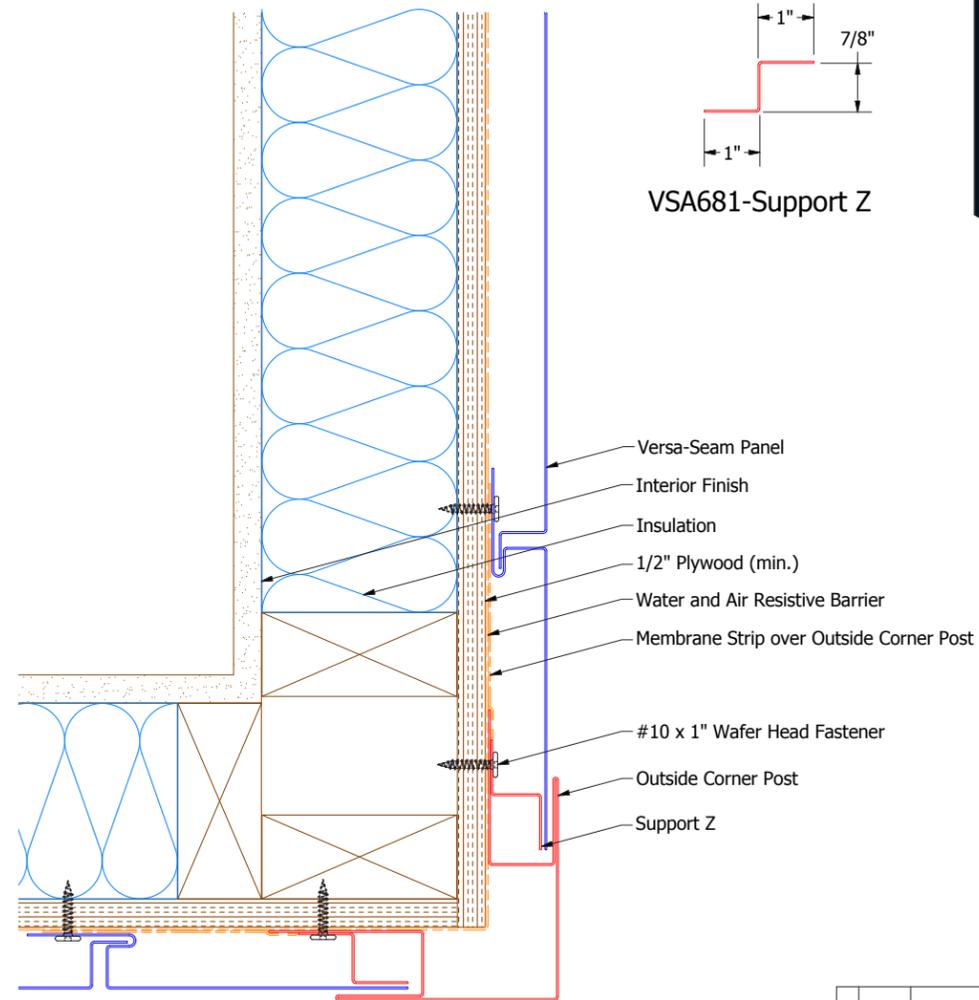
- Louvered
- Optional End Folds
- Perforations

TEXTURE

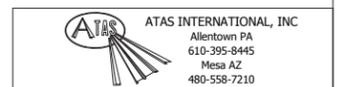
- Smooth, Stucco Embossed, or Wood Grain
- Embossed (.032 aluminum & .040 aluminum only)

www.atas.com/versaseam

18 METAL WALL PANELS | MODULAR



VSA602-Outside Corner Post

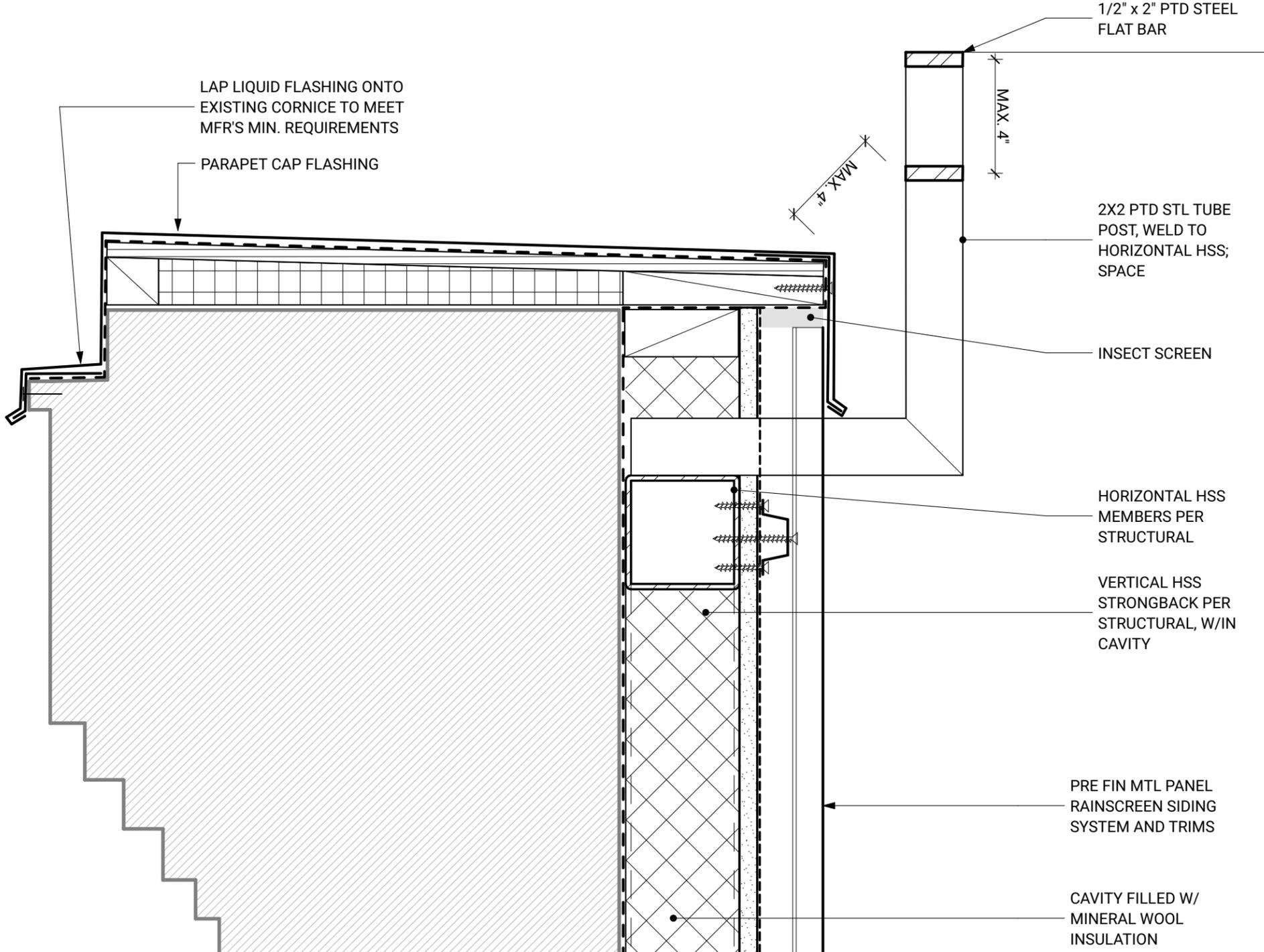


TITLE				Versa-Seam Exterior Corner Detail			
REV. NO.	DATE	DESCRIPTION OF REVISION	BY	APP	DWG. NO.	DR	DATE
						KRK	8/1/2014
						DAS	7/29/16
						B	X:X

PROFILES AND TECHNICAL INFORMATION

OUTSIDE CORNER DETAIL

PROPOSED NEW RAILING AT EXISTING CORNICE CONDITION



DETAILS FOR NEW GUARD RAIL AT ROOF DECK

SURVEY OF NEIGHBORING PENTHOUSES AND ADDITIONS



1. BEIGE PENTHOUSE AT 75 S. MAIN ST.



2. 2006 WOOD AND STEEL ADDITION TO THE REEDO BUILDING



3. GRAY ADDITION FROM 1985 AT THE AGEN WAREHOUSE.



4. DARK 2016 ADDITION TO THE MARITIME BUILDING ORIGINALLY BUILT IN 1911.



5. LIGHT PENTHOUSE ADDED IN THE 1980'S TO THE 1902 PRUDENTIAL BUILDING (LEFT). WHITE PENTHOUSE ADDED IN 2023 TO THE 1890 WASHINGTON PARK BUILDING (RIGHT).



6. DARK GRAY, TWO STORY ADDITION FROM 1990 AT THE 1910 NORFIN BUILDING

COLOR STUDY FOR ATAS METAL WALL PANELS

PREFERRED OPTION: ASH GREY



COLOR STUDY FOR ATAS METAL WALL PANELS

ALTERNATE OPTION 1: HEMLOCK GREEN



ALTERNATE OPTION 2: ROCKY GREY



COLOR STUDY FOR ATAS METAL WALL PANELS

ALTERNATE OPTION 3: ANCHOR GREY



ALTERNATE OPTION 4: SANDSTONE

