



The City of Seattle

Pioneer Square Preservation Board

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PSB44/25

Staff Report

Board meeting March 5, 2025

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.

022625.32 201 S King St

Nolo

Tom's Watch Bar

Proposed: Alteration of the building to install a new canopy and change a window to a door.

Staff report: The site is within the Pioneer Square Preservation District as created in SMC23.66 but is a planned development allowed with extra height but had to comply with additional design requirements under SMC 23.49.180. There are also Guidelines for New construction in the North Lot developed by the Board, but for canopies it refers to the overall District Guidelines.

Generally SMC 23.49.180 includes requirements to use setbacks, open space, modulations and change of materials to breakdown the buildings massing to more compatible sizes. This open space and setback at the corner was designed to meet the requirements of 23.49.180. Canopies are allowed to cover open space. Setbacks are allowed for entrances.

Members of the ARC on Feb 26 we okay with the preferred option that matches the edge of the other canopies even if it leaves a 2 foot 2 inch gap. From what was provided they did not think that either canopy detracted from the design intent to break up the massing. The member asked the applicant to provide an additional rendering from a distance that showed the canopies more in context of the building.

Draft Motion:

I move to recommend granting a Certificate of Approval for Alteration of the building to install a new canopy and change a window to a door as shown in (option 1 with the longer canopy.)

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 5, 2025 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:**Seattle Municipal Code****23.66.030 Certificates of Approval required**

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.

23.66.140 Height

B. Minimum height. No structure shall be erected or permanent addition added to an existing structure that would result in the height of the new structure of less than 50 feet, except as allowed in the PSM 85-120 zone under the provisions of Section 23.49.180 for the area shown on Map A for 23.49.180. Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure

23.49.180 - Additional height in the PSM 85-120 zone

A. General intent. This Section [23.49.180](#) applies to the area identified on Map A for 23.49.180 within the Pioneer Square Preservation District if an applicant elects to develop a project using the height limits in subsection 23.49.178.E.3. The purpose of this Section [23.49.180](#) is to provide added flexibility through an increase in the maximum height limit by providing for affordable housing, as defined in Section [23.58A.004](#), to promote a high density, mixed use development that contributes to the vitality of Pioneer Square.

b. Street façade setbacks.

1) For each street frontage, the street-facing façade shall be built to the street lot line for a minimum of 75 percent of the street frontage. For the remaining street frontage, the street-facing façade may set back from the street lot line to provide for the following:

- a) street-level open area at the intersection of S. King Street and Occidental Avenue S. meeting the standards of subsection 23.49.180.G.6.a; and
- b) architectural treatment of the street-facing façade, including setbacks of portions of the street-facing façade up to a maximum depth of 15 feet, for principal building entrances or for architectural detailing and features of a structure that reflect the surrounding development pattern, such as the sequence of streets and alleys or the massing and articulation of historic structures on opposing block fronts.

5. Façade modulation. For portions of structures exceeding a height of 85 feet, any street-facing façade located within 30 feet of a street lot line that exceeds a length of 120 feet shall be modulated. For the street-facing façade to exceed 120 feet, a portion of the façade shall either project forward of or set back from any other portion of the street facing façade a minimum of 10 feet measured perpendicular to the street property line for a minimum distance of 20 feet measured parallel to the street lot line. Balconies and decks are permitted within the modulated area. Modulated façades are not permitted to extend into required setbacks.

6. Open area. Open area at ground level shall be provided as follows:

- a. To qualify as open area at ground level, the open area shall be located and configured to allow easy pedestrian access to project occupants from streets or other abutting public spaces, including access for persons with disabilities. The open area shall be open to the sky, except as provided in this subsection 23.49.180.G.6.a, and have a minimum horizontal dimension of 15 feet and a minimum area of 600 feet. The following features are exempt from the requirement that the open area be open to the sky:

- 3) Overhead weather protection attached to abutting façades;

Design Guidelines for New Construction on the North Lot in Pioneer Square

VI Building Signs, Awnings and Canopies

E. Awnings and Canopies. Awnings and Canopies should comply with the Pioneer Square District Rules for canopies.

Rules for the Pioneer Square Preservation District

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:

3. Awnings and canopies must serve a functional purpose, and therefore shall project a minimum of five (5) feet horizontally. (7/03)
4. 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)

Issued: Feb 18, 2025

Genna Nashem

Pioneer Square Preservation Board Coordinator