

Intro to Pioneer SQ Rules ***First Draft for Review – Changes Accepted***

JO 2020-08-24 – Updated 2020-11-11

Introduction

Long before the Denny Party first set foot on the shore at the confluence of the Duwamish and Elliott Bay, it was home to the Coast Salish. But with white settlement and the construction of Yesler's lumber mill and dock, the area now known as the Pioneer Square District grew rapidly to become the center of the young town of Seattle. A fire in 1889 devastated the district but also unleashed a wave of redevelopment energy that quickly rebuilt area substituting new brick buildings for the destroyed wooden ones. Throughout the first half of the 20th century, Pioneer Square continued to play an important role in the Seattle's downtown. A few new buildings were added, and activities changed as the downtown's economic center moved northward, but many of the late nineteenth century buildings survived. Recognizing the importance of this architectural legacy, as well as its other social, economic, and cultural assets, the City Council designated Pioneer Square as the city's first preservation district.

Today, the Pioneer Square Preservation District (District) features not only architecturally and historically important landmark buildings in a unique urban setting, but also supports a wide range of commercial, social, and cultural activities and a diverse residential community. Most recently, the district has become an important crossroads between Seattle's waterfront, South Downtown, the International District and the sports stadia. So the challenge, as laid out in the Council's legislation, is not only to protect the district's buildings and significant physical elements, but also to allow for its graceful evolution and encourage the activities that make it such a resource for Seattle and the Puget Sound Region.

The City of Seattle accomplishes this through the review of proposals for physical modifications, demolition of existing buildings, new construction and changes in use. An appointed Pioneer Square Preservation District Board, supported by Department of Neighborhoods staff, reviews applications for such actions and issues a Certificate of Approval if the project meets the intent of the City Municipal Code for the District. A Certificate of Approval is required before a project can be permitted.

These guidelines are intended as a tool to assist the Board and applicants in reviewing applications for Certificates of Approval. They include:

- Background information regarding:
 - The District's authorization and purpose,
 - Administrative structure and procedures
 - A summary of the District's history
 - Other aspects of historic preservation activities in the district
- Guidelines to be used by the Pioneer Square Preservation District Board (Board) for reviewing proposals for
 - Modifications to or demolition of existing buildings,
 - The construction of new structures,

- Changes to public rights of way or other public space;
- Construction, removal, or alteration of signage or the placement of new signs;
- Improvements or modifications to public streets, open spaces and elements within them.
- The principal use of any structure, or space and any change of use after initial approval.
- Street use, such as for street vendors or cafes.

1. Background

a. Authorization and purpose

Section 23.66.100 of the Seattle Municipal Code (SMC) establishes the Pioneer Square Preservation District in order 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.”

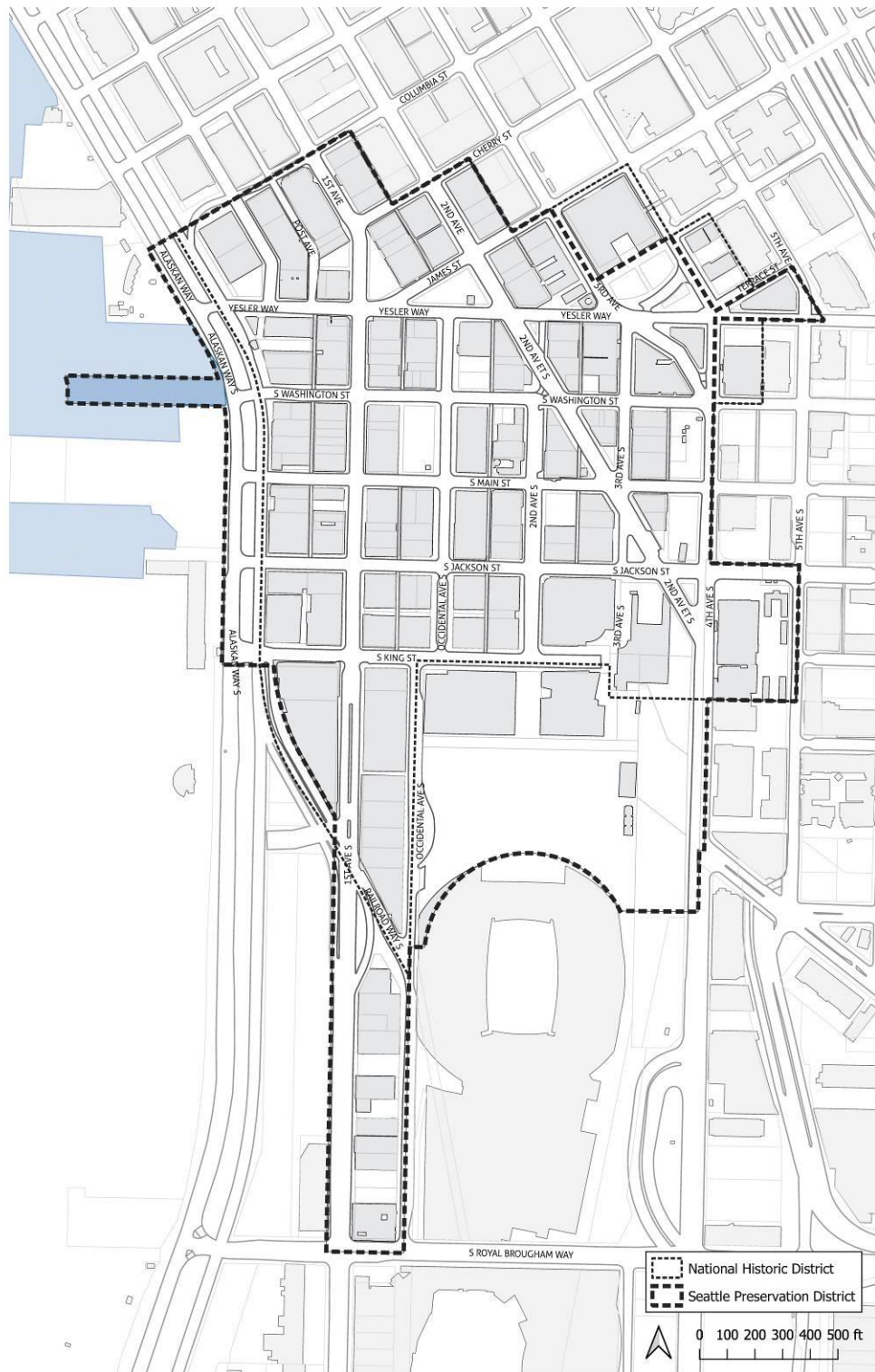
b. Administration

To further the goals of the District, the Pioneer Square Preservation Board (hereafter "the Board") was created to advise the Director of the Department of Neighborhoods. In accordance with the ordinance establishing the District and the Use and Development Guidelines, the Board recommends appropriate use, site development and architecture of the private and public buildings and the use of the space therein. The Board also reviews and rules upon any improvements within the public rights of way, open space and areaways throughout the District. (7/99)

The Pioneer Square Preservation Board is a ten member volunteer board appointed by the Mayor and confirmed by the City Council consisting of two architects, two property owners, one retail business owner, one attorney, one human services representative, on historian, one at-large member and a young person from the Get Engaged Program.

c. Historic district boundary

The Pioneer Square Historic District Boundaries are indicated in Map A of SMC 23.66.100 and illustrated in map_____ below. Map A of 23.66 will apply in case of any discrepancy between it and illustrations in these rules.



Map XXX Pioneer Square Historic Preservation District Boundaries

- d. The Pioneer Square Preservation District Board** Seattle Municipal code Section 23.66.110 describes the composition of the “special review board” for the Pioneer Square Preservation District (to) be known as the "Pioneer Square Preservation Board" (hereafter, the "Board" or the "Preservation Board"). The Board (is) composed of nine (9) members, all of whom shall be appointed by the Mayor and confirmed by the Council, and shall consist of two (2) architects, two (2) owners of property in the District, one (1) District retail business owner, one (1) attorney, one (1) human service representative, one (1) at-large member, and one (1) historian or architectural historian. At least one (1) of the Board's members shall be a resident of the District.

Appointments shall be for terms of three (3) years each, except that initial appointments shall be staggered so that three (3) of the appointees shall serve for three (3) years, three (3) for two (2) years, and three (3) for one (1) year each. All members of the Pioneer Square Preservation Board, established by Ordinance 110058 ^[23], are appointed and confirmed as interim members of the Pioneer Square Preservation Board and shall serve until appointments pursuant to this chapter have been completed. Members of the Preservation Board shall serve without compensation

e. The National Historic District purpose, implications and boundaries.

In addition to being a locally designated historic district under Section 23.66.100 of the SMC, the Pioneer Square Historic District is listed in the National Register of Historic Places (NRHP) as the Pioneer Square-Skid Road Historic District (NRHP Reference Nos. 70000086; 78000341; and 88000739). It is designated under NRHP Criterion A and C for its significant associations with the early development of Seattle and its unique and intact collection Romanesque Revival style architecture. It's period of significance begins in 1889 following the Great Fire of 1889 and extending through 1931 and the period following the completion of the Second Avenue Extension. The NRHP historic district first listed in the NRHP in June 1970 with subsequent boundary expansions occurring in 1978 and 1988. The most recent update to the NRHP occurred in 2005 and was completed to provide a more thorough record on the physical appearance and cultural significance of the district.¹ The boundaries of the NRHP historic district encompass a somewhat smaller area than those of the locally-designated historic district, most notably excluding the “North Lot” and the area south of Railroad Way South (Figure XX). In addition to the more focused boundaries, the NRHP nomination also identifies “contributing” and “non-contributing” properties, that is buildings which were extant during the identified period of significance and contribute to the historical and architectural significance of the National Register District.

Although the NRHP designation has regulatory implications for projects with a federal nexus, such as those subject to Section 106 of the National Preservation Act, this designation does not preclude or affect any provisions of SMC Section 23.66.100. This

¹ Karen Murr Link, National Register of Historic Places Nomination for the Pioneer Square-Skid Row Historic District (Update), prepared July 14, 2005.

ordinance does not identify a period of significance or contributing and non-contributing properties. Rather, the Board acting in its role to further the goals of the District may make its own determinations on the contributing status of a property on a case-by-case basis. The Board may choose to reference the NRHP documentation as part of the decision-making process; however, it is in no ways limited by this documentation and maintains purview over all projects and properties subject to the stipulations of SMC Section 23.66.100.

f. Secretary of Interior Standards

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards), and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidance for proposed exterior alterations and treatments, rehabilitation projects, and new construction. The Standards and associated guidelines were developed following the establishment of the National Historic Preservation Act in 1966, which tasked the Secretary of the Interior with establishing professional standards and guidance on the nation's historic preservation act. The Standards have subsequently been revised and updated, most recently in 2017 and as referenced herein.

The Standards promote best practices in historic preservation and provide advice on the preservation and protection of historic properties. They make broad-brush recommendations for maintaining, repairing, and replacing historic materials, and designing new additions or making alterations. They cannot be used, in and of themselves, to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, once an appropriate treatment is selected, the Standards provide philosophical consistency to the work. There are Standards for four distinct but interrelated approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the most commonly used treatment and recognize the need to alter or add to a historic building to meet continued or new uses while still retaining historic character.

The Standards are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally assisted projects. Otherwise, they are intended to provide general guidance for work on any historic building or district. The Pioneer Square Preservation District Guidelines incorporate the principles embodied in the following Secretary of the Interior Standards for Rehabilitation and accompanying technical materials as a means to ensure that the administration of the Pioneer Square Preservation District is consistent with best practices for the treatment of historic properties and districts.

The ten Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

g. Additional Principles Specific to Pioneer Square.

Pioneer Square can be preserved, protected and enhanced through the principles of design excellence, design which:

- Enhances the unique qualities and characteristics of the historic buildings, architectural features and the streetscape,
- Draws upon historical, cultural, and physical aspects of a site in order to develop a design that is authentic to Pioneer Square,
- Protects historic and cultural resources that honor the city's diversity of people and cultures,
- Harmonizes within the larger context of the street, and neighborhood while also embracing design innovation and creativity,
- Invigorates the economy by enhancing the visual quality of Pioneer Square which attracts businesses, residents and customers,
- Inspires ongoing pride, care of and interest in Pioneer Square,
- Stands the test of time by remaining functional and compatible over many years.
- Engenders a greater public knowledge and appreciation of the District's role in history and its current value to the city and region.
- Recognizes the role of historically marginalized communities, such as Native American and LGBTQ individuals and groups, played in the history of Pioneer Square and contributes to the racial and social inclusiveness of the district by accommodating a wide range of people and activities.

- Incorporates sustainable, resource-efficient technology in a way that does not detract from a building's character or the historic and visual qualities of the District.

h. Historical Background and Context

The Duwamish People and the Village of Sdzidzilalitch

Present-day Pioneer Square was a centrally located and resource rich area long inhabited by members of the tribal groups of the Coastal Salish people. Sdzidzilalitch, or Little Crossing-Over Place, a winter village site with access to fishing grounds was located near what is now the intersection Yesler Way and First Avenue. The area was close to the mouth of the Duwamish River, a large estuary with over 2,000 acres of tidelands providing food, fresh water and other resources for household uses. The village's location on Elliot Bay made it easily accessible by canoe and provided access to trails leading inland to Lake Washington and beyond. Due to these factors, the village and its habitants contributed to much larger trade network extending north to Alaska, south to California, and east towards the Rocky Mountains.²

Sdzidzilalitch is believed to have had eight longhouses measuring 60 feet by 120 feet and a population of approximately 200 people who lived in extended families.³ While primarily identified as a Duwamish village, it is likely the Suquamish from across Puget Sound and groups that today make up the Muckleshoot Indian Tribe also gathered at Sdzidzilalitch to trade, socialize, and share traditional knowledge.⁴ These tribes maintained a rich cultural tradition based on a deep respect for the surrounding natural elements. They developed sophisticated fishing techniques using nets, weirs, and hooks, used cedar trees to create canoes, baskets, clothes and shelter.⁵ Similar to other Puget Sound groups, the Duwamish maintained a seasonal schedule to follow available resources. They dispersed in the spring and summer to fish, hunt, and collect plants, and reconvened in winter villages such as Sdzidzilalitch to socialize and perform important ceremonial work.⁶ The longhouses functioned as gathering places and were used for important ceremonies such as marriages, healing ceremonies, dancing, and singing. Although the remnants of the long houses are no longer in evidence, Duwamish place names characterize areas along Elliott Bay and the Duwamish delta and represent the memory of these former inhabitants.

² Jennifer Ott, 2014. "Sdzidzilalitch (Little Crossing-Over Place)," HistoryLink essay 10965 accessed August 26, 2020 (<https://www.historylink.org/File/10965>).

³ Carin Murr Link, 2005. National Register of Historic Places Registration Form: Pioneer Square/Skid Road National Historic District; Ott, 2014.

⁴ Ott, 2014.

⁵ Link, 2014.

⁶ Mimi Sheridan, Appendix I: Historic, Cultural, and Archaeological Resources, Alaskan Way Viaduct Replacement Project: Final Environmental Impact Statement. 2011. Washington State Department of Transportation website accessed September 19, 2020 (<http://data.wsdot.wa.gov/publications/viaduct/AWVFEIS-AppendixI.pdf>).

Contact and Early European Settlement

Early European explorers first arrived in the area around present-day Seattle in the late eighteenth century. During that decade, Spanish and English explorers entered Elliott Bay and Puget Sound for the first time. As was the case throughout the Americas, first contact between Europeans and the area's indigenous peoples led to consequential exchanges of goods and diseases. Early encounters in the Puget Sound region were initially friendly and introduced European-style clothing and other goods to local Native American societies. However, this interchange also introduced new diseases, such as smallpox, measles, influenza, malaria, and tuberculosis to the previously unexposed indigenous population. The resulting series of epidemics reduced the region's population from an estimated 20,000 in 1770 to about 7,000 in 1853.⁷

The arrival of American trappers in the Pacific Northwest in the nineteenth century led to a tense period of territorial disputes with the United Kingdom. These tensions were resolved with the Oregon Treaty of 1846, which delineated the boundary between British Columbia and the and the U.S.-administered Oregon Territories, including what would become the state of Washington.⁸ The treaty did nothing, however, to prevent tensions between Americans and the Native population of the Oregon Territories. After years of settlement and sporadic violence, the United States Army prosecuted the Indian War of 1855-56 to secure the region for American settlement.⁹ Figure 1 depicts the sites of the Battle of Seattle, a skirmish involving white settlers and members of the local indigenous population. It is among the earliest maps of Seattle.¹⁰

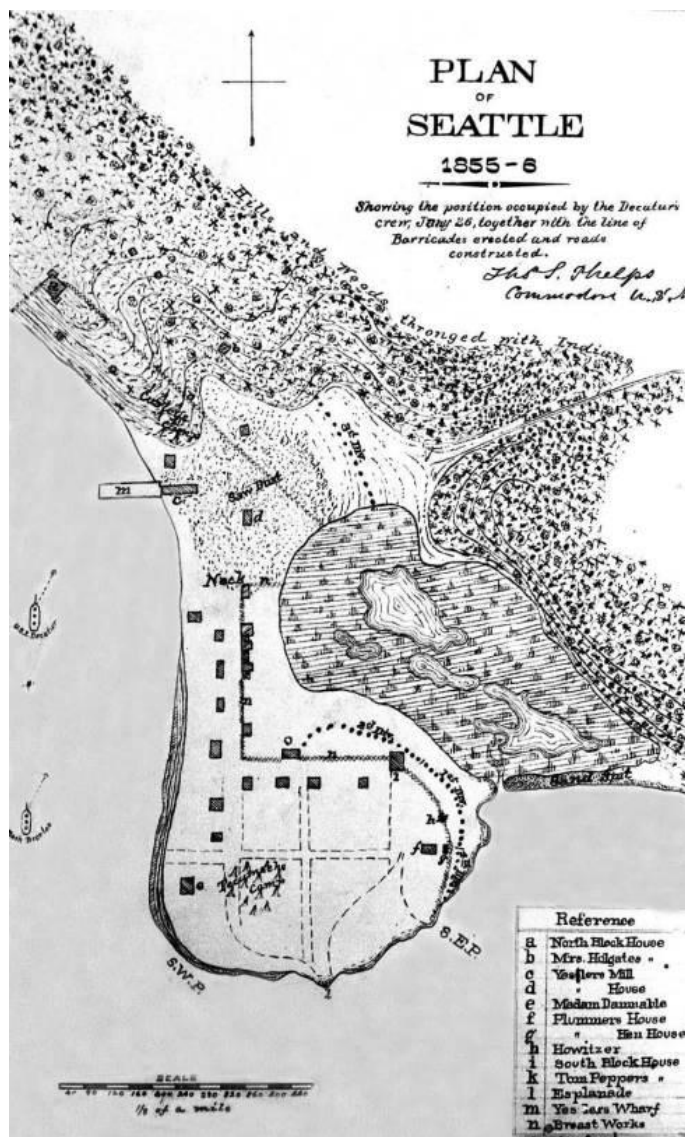
⁷ Walter Crowley, Priscilla Long, and Greg Lange, 2001. "Turning Point 16: When Worlds Collide: From Contact to Conquest on Puget Sound," HistoryLink essay 9294, accessed August 26, 2020 (<https://www.historylink.org/File/9294>).

⁸ Link 2005.

⁹ Crowley et al., 2001.

¹⁰ Williams, David B., 2015. "Thomas Phelps's 1856 map of Seattle is published in the Town Crier on December 15, 1917." HistoryLink essay 11045 accessed September 28, 2020 (<https://www.historylink.org/File/11045>).

Figure 1 Thomas Phelps Map of Seattle, 1855-56



Source: <https://pauldorpat.com>

American emigrants began settling the Puget Sound area in the early 1850s. By 1851, Lee Terry, David Denny and John Low (from Illinois) settled in Alki Point (present-day West Seattle) and later that year new arrivals began to settle other parts of what is now Seattle. Soon, a town was established on at the site of Sdzidzilalitch. Originally named Duwamps, the settlement was outfitted with a general store, and townsite plats were filed in or around 1853. Relations between the Americans settlers at Duwamps and the Duwamish remained relatively peaceful; however, in 1855, Native inhabitants relinquished their rights to the Sdzidzilalitch and the surrounding area in the Treaty of Point Elliott. Indians and non-Indians were often economically and, sometimes, socially interdependent. Some intermarriage took place, and many indigenous

persons were employed in local industry.¹¹ Symbolic of these relationships, American settlers elected to rename the outpost in honor of Chief Seattle of the Duwamish and Suquamish.¹² American residents of Seattle ultimately decided against social integration with descendants of the region; in 1865, the City adopted an ordinance that barred Indian residences within the city limits.¹³

Although Seattle would grow slowly over the next three decades, important events in the history of the Pioneer Square area occurred in these early years. David Maynard established Seattle's first sawmill, located on the waterfront, and roadway over which logs could be dragged was cleared (Skid Road, renamed Mill Street and then Yesler Way). The first parts of what is now Pioneer Square were platted in 1853. As Seattle expanded in the next several decades, the original townsite, including parts of what is now the Pioneer Square area, remained the city's main commercial district.¹⁴

The Great Fire of 1889 and Its Aftermath

On June 6, 1889, a fire broke out at a cabinet shop and quickly engulfed the business district. Due to "a preponderance of wooden construction," the Great Fire of 1889 destroyed about thirty city blocks between Jackson and University Streets (Figure 2).¹⁵ At least one civic leader regarded the conflagration as a blessing in disguise, however. Banker Jacob Furth declared "[We] shall look on this fare as an actual benefit... I say we shall have a finer city than before, not within five years, but in 18 months."¹⁶ As the city rebuilt the so-called "burnt district" in the coming years, the local press cast Seattle as a "phoenix" rising from literal ashes.¹⁷

¹¹ Ott, 2014.

¹² Link, 2005.

¹³ Ott, 2014.

¹⁴ Link, 2005.

¹⁵ Link, 2005.

¹⁶ Lee Micklin, "Jacob Furth (1840-1914)," HistoryLink Database ([http:// www. historylink.org](http://www.historylink.org)), quoted in Link, 2005.

¹⁷ Seattle Post-Intelligencer, "The Wings of the Phoenix," 19 June 1889, p. 4, quoted in Link, 2005.

Figure 2 Yesler-Leary Building from Commercial Street following the Great Fire, 1889



Source: University of Washington

Planning decisions made in the wake of the fire would profoundly reshape what is now Pioneer Square. For one, the City enacted Building Ordinance No. 1147, which established design standards for new construction in the area. Intended to prevent another fast-moving fire, the ordinance required that buildings in the commercial district have, among other things, masonry exterior construction, foundations set well below grade, and brick or stone arches or metal lintels above doorways. In addition, wood cornices were prohibited. Standards set out in Building Ordinance No. 1147 promoted what some observers have termed a warehouse style of construction, characterized by stone or brick exteriors and heavy timber interiors. The new measures were put to the test in 1892, when a fire broke out at the Schwabacher Building (103 First Avenue South), but did not spread to any neighboring properties (Figure 3). The fire also allowed local planners to replat the commercial district and redesign its street grid. To address longstanding drainage and sanitation problems in the area, many of the area's streets re-graded to between six and 32 feet above their original elevation. Major thoroughfares were also widened, in one case by around 90 feet. To ensure efficient passage through the area, First Street and Commercial Avenue (now First Avenue) were connected, a realignment that created the triangular parcel that is now Pioneer Place (Figure 4). In many locations, the elevation of the street beds required that original ground floors be converted to basements. Prism block lights were installed in newly laid sidewalks to illuminate open areas beneath the sidewalk.¹⁸

¹⁸ Link, 2005.

Figure 3 Schwabacher Building, Facing Southwest, ca. 1889



Source: University of Washington

Figure 4 Pioneer Place, Facing South, ca. 1903



Source: University of Washington

Rebuilding of the commercial district began almost immediately. Within a month, there were 88 commercial district buildings either under construction or in the planning stage. Shaped by the mandates of Ordinance No. 1147, the district's new buildings were generally of "brick, stone, cast stone, or terra cotta" construction.¹⁹ Buildings designed in the first few years after the fire often reflected a somewhat of a divergence with late Victorian styles in favor of Richardsonian Romanesque influences that were more suited to masonry construction. The work of architect Elmer Fisher exemplified this style and often produced "stately" Romanesque designs. Fisher's accomplishments were atypical, however. Most local architects entered the profession through the building trades and lacked formal training. Less well regarded, the buildings they designed often reflected a "naïve" combination of Victorian forms and Richardsonian details. Many commercial district buildings completed in this period were the relatively down-market hotels that would come to be associated with the Klondike Gold Rush of 1897. Also of note, is the Quon Tuck Company Building (400 Second Avenue Extension South), which was designed by early Seattle architect William E. Boone and is the most conspicuous reminder of the city's original Chinese Quarter. The first post-fire building boom began to slow at the end of 1890, a trend that was reinforced by the Panic of 1893. During the ensuing economic downturn, many architects left hard-hit Seattle.²⁰

Expansion, 1890-1910

Economic recovery was around the corner, however. During the Klondike Gold Rush of 1897, Seattle emerged as a major disembarkation point for American miners headed to the goldfields. The influx of fortune seekers proved a boon to local merchants, since most travelers were advised to buy supplies adequate for a year before leaving for the Yukon. Hotels in the commercial district did brisk business too. Many catered to their rowdy clientele by offering access to sex workers, alcohol, opium, and gambling. Although the gold rush benefitted Seattle's economic health and development, a great number of miners left the goldfields impoverished and resettled in what is now Pioneer Square.²¹

In the first decade of the twentieth century, Seattle's history was characterized by rapid economic and population growth, which brought significant changes to the Pioneer Square area (Figure 5). The effects of the Gold Rush and the arrival of the railroads had already contributed to the city's rise as a regional financial and industrial center, when in 1907, the city annexed six neighboring communities. Three years later the city hosted the Alaska Yukon Exposition of 1909. The Olmsted Brothers firm, who had previously designed a system of parks in Seattle now known as the Emerald Necklace, planned the exposition grounds, including important changes to Pioneer Place. Per the Olmsteds' designs, two major features of the square were added: the Chief Seattle fountain by sculptor John When and the pergola by architect Julian Everett. The City also undertook a massive tide flats reclamation project in order to expand its territory along **Elliott Bay**. As part of this effort, areas in the present Pioneer Square along

¹⁹ Link, 2005.

²⁰ Link, 2005.

²¹ Link, 2005.

Railroad Avenue (now Alaskan Way) and First Avenue South were filled and new roadways eventually graded to replace original planked courses. Several wooden industrial buildings along Railroad Avenue were replaced with sturdier masonry buildings, such as the Pacific Coast Company building, constructed in 1903-04. Warehouses were also constructed along the First Avenue extension. A sign of the city's growing economic clout, Seattle was designated as the major regional railroad terminus of the Pacific Northwest. Two railroad stations were also built at the edge of the commercial district in the first decade of the century: the Italianate-influenced King Street Station (1906) and the Beaux Arts-style Union Station (1911).²²

Figure 5 Seattle Skyline, Facing North, 1910



Source: Seattle Public Library Special Collections

The Search for a Downtown Center, 1910-1926

In the 1910s, proposals to construct a new downtown outside the Pioneer Square area threatened the primacy of the city's original commercial district. However, two major buildings constructed in the district in the 1910s helped to cement its place as Seattle's main business

²² Link, 2005.

district, if only temporarily. That is, while the completion of two major buildings—the Smith Tower (506 Second Avenue) in 1914 and the City County Building (516 Third Avenue) in 1916—helped to keep the center of commercial activity at the north end of Pioneer Square, major commercial development to the north at Denny Knoll would move the center of business activity outside Pioneer Square by the 1920s. As a result, the old commercial district was soon regarded as merely the southern portion of downtown Seattle. The area’s loss of stature was aided by the transformation of the Pioneer Square waterfront, which began to take on a more industrial character, as new development brought several new factories, warehouses, and “workingmen’s hotels” to the area.²³ Construction in the Pioneer Square area remained sluggish until the construction of Second Avenue Extension South in the late 1920s prompted new development. Between 1928 and 1931, construction of the new roadway led to the demolition and substantial remodeling of many buildings, but also paved the way for the construction of new ones, such as the Art Deco-style Hartford Building (600 Second Avenue), completed in 1929.²⁴

The LGBTQ Community in Pioneer Square

In the late nineteenth century, Pioneer Square was home to Seattle’s vice district and was known as haven for sexual minorities. As was the case across the United States, the twin forces of urbanization and industrialization created spaces away from the surveillance of family and neighbors for individuals to engage in same-sex sexual relations. Much of this activity was practiced by transient laborers who engaged in male-on-male sex. Despite anti-sodomy laws being on the books, in Seattle, such activity was temporarily tolerated because itinerant workers fueled the Klondike Gold Rush-era commercial boom. And while Seattle’s prodigious growth in the late nineteenth and early twentieth centuries might have created conditions to foster the development of an LGBTQ community, the Gold Rush-era atmosphere of permissiveness faded once the economic boom ebbed. For queer Seattleites, the reemergent repression of the early twentieth century was exacerbated by the closure of drinking establishments during the era of Prohibition limited the number of public spaces in which queer Seattleites might have congregated.²⁵

The end of Prohibition in late 1933 allowed for the development of a visible, self-identified LGBTQ community in Pioneer Square. With the formal reopening of Seattle’s taverns, gay men and lesbians found public spaces in which they could meet, socialize, and build a community. While Pioneer Square eventually became home a large concentration of businesses catering to

²³ Link, 2005.

²⁴ Link, 2005.

²⁵ Kevin McKenna and Michael Aguirre, 2020. “A Brief History of LGBTQ Activism in Seattle,” Seattle Civil Rights and Labor History Project website, accessed August 24, 2020 (https://depts.washington.edu/civilr/lgbtq_history.htm); Richard Freitas, n.d. “Social Landscape: LGBTQ Heritage in Seattle’s Pioneer Square.” Electronic document accessed August 24, 2020 (https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/23247/Freitas_SAHMDR_2018.pdf?sequence=1&isAllowed=y).

gays and lesbians, two of the district's establishments were central to the building of community, the Casino Pool Room (172 South Washington Street) and the Double Header (407 Second Avenue Extension South), both located near "the center of queer Pioneer Square," at the intersection of Second Avenue Extension South and Washington Street (Figure 6). Joseph Bellotti opened the Casino Pool Hall in the basement of the People's Theater prior to the repeal of Prohibition, in 1930. Its popularity was due to its atmosphere of openness. The business was for a time the only Seattle institution that allowed same-sex dancing. The Double Header, a tavern, opened in 1934 and was, at the time of its closure in 2015, possibly the longest-operating gay bar in the United States.²⁶

Figure 6 The Double Header, Facing North, 1977



Source: Seattle Public Library Special Collections

In the three decades following World War II, public places catering to the LGBTQ proliferated in Pioneer Square. Most of these were, as one scholar put it, "vernacular commercial places," like the Casino and the Double.²⁷ In 1946, the Garden of Allah (1213 First Avenue) opened as the first gay-owned cabaret in Seattle. Known for the exhibition of drag and vaudeville performances, the cabaret catered to both gays and lesbians. Although bath houses in Pioneer Square predated the emergence of the area's LGTBQ, the South End Steam Baths (115 1/2 First Avenue) and Atlas Steam Baths (demolished) began serving a primarily gay clientele in the 1940s. In the 1950s and 1960s, the widespread and illegal arrangement of payoffs to the police limited the occurrence of police raids and allowed Pioneer Square's queer commercial

²⁶ Freitas, n.d.

²⁷ Freitas, n.d.

establishments to operate with a degree of freedom unseen even in larger cities, such as San Francisco and New York. The number of gay bars in Seattle grew in the 1960s. Among these were two notable taverns, the gay bar and cabaret Golden Horseshoe (207 Second Avenue South) and the Silver Slipper (210 South Jackson Street), a lesbian bar that operated from 1969 to 1971 (Figure 7).²⁸

Figure 7 Original Site of the Silver Slipper, Facing North, ca. 2017



Source: Freitas, 2017

Amid the Stonewall uprising of 1969 and the flowering of the Gay Liberation movement, a younger LGBTQ generation became more visible and began establishing institutions of their own, such as the Gay Community Center, located in Pioneer Square at 102 Cherry Street. Increasingly, however, members of this new generation established neighborhoods of their own. Although many LGBTQ-friendly establishments remained in Pioneer Square through the 1980s,

²⁸ Freitas, n.d. Freitas, 2017. “‘The Land at Our Feet’: Preserving Pioneer Square’s Queer Landscape.” Master’s thesis: University of Washington.

starting around the mid-1970s, the center of queer Seattle began to shift to such neighborhoods as Capitol Hill, the University District, and Wallingford.²⁹

Historic Preservation in Pioneer Square

In the 1960s, the City of Seattle announced plans for a belt road around downtown Seattle that would have required the razing of many of Pioneer Square's historic buildings. This threat to the built fabric of the city's historic core alarmed several ordinary Seattleites, who, in 1970, mobilized behind a successful effort to list Pioneer Square on the National Register of Historic Places. It was also designated as the Seattle's first historic district, and the Pioneer Square Preservation Board was formed to oversee restoration projects in the district. Pioneer Square's boundaries were increased in 1978 and 1988.³⁰

- Resulting context (What is there today and what is important to maintain)

²⁹ Hill, Chrystie, 2003, "Queer History in Seattle, Part 2: After Stonewall." HistoryLink.org essay 4266 accessed August 24, 2020 (<https://www.historylink.org/File/4266>); McKenna and Aguirre, 2020; Freitas, n.d.; Freitas 2017.

³⁰ City of Seattle, 2020. "Pioneer Square Preservation District--Neighborhoods," City of Seattle website, accessed October 16, 2020 (<https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#history>).

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2. Certificate of Approval Application Review Process:

Certificates of Approval for Use, Design and Demolition from the Board are required before a permit for construction of use can be issued. Certificates of Approval for are required for the following:

- Alteration, demolition, construction, reconstruction, restoration and remodeling of any structure;
- New construction;
- Any material and visible changes to the exterior appearance of an existing structure or to the public rights of way or other public space;
- Removal, demolition or alteration of signage or the placement of new signs;
- The principal use of any structure, or space and any change of use after initial approval.
- Use, design and demolition approval is required before any building or other City permit or license can be granted.

Note that the : If the proposed work is only “repair in kind” that is it involves ONLY repair using the same materials and exact same details and finishes, then a Certificate of Approval is not required. However, Board Coordinator must be notified when you are planning in-kind maintenance or repair prior to undertaking the work. The process to apply for a Certificate of Approval is described below and illustrated on the following page.

Step 1. Getting Started: Discussion with Board Coordinator

The Board encourages preliminary discussions with architects, designers, owners, tenants or other interested parties in order to clarify guidelines, criteria and application procedures and to review proposed plans. Such preliminary meetings will benefit the applicants as well as the District and will promote better awareness of those factors that contribute to the character of the District. Contact the Board Coordinator to start this preliminary discussion. (Contact info here??)

Step 2. Scheduling for Board Review

Applications for a Certificate of Approval for a proposed new use, change of use, or expansion of use, new construction, demolition, facade alteration, remodeling or rehabilitation are submitted online through the Seattle Services Portal. Once the Board Coordinator has determined that an application is complete, including all documentation listed in the application instructions pursuant to SMC 23.66.030 and any applicable fees the applicant will be informed the date the proposal is placed on the agenda for review at the Board’s next regularly scheduled Architectural Review Committee (ARC) and full Board meeting.

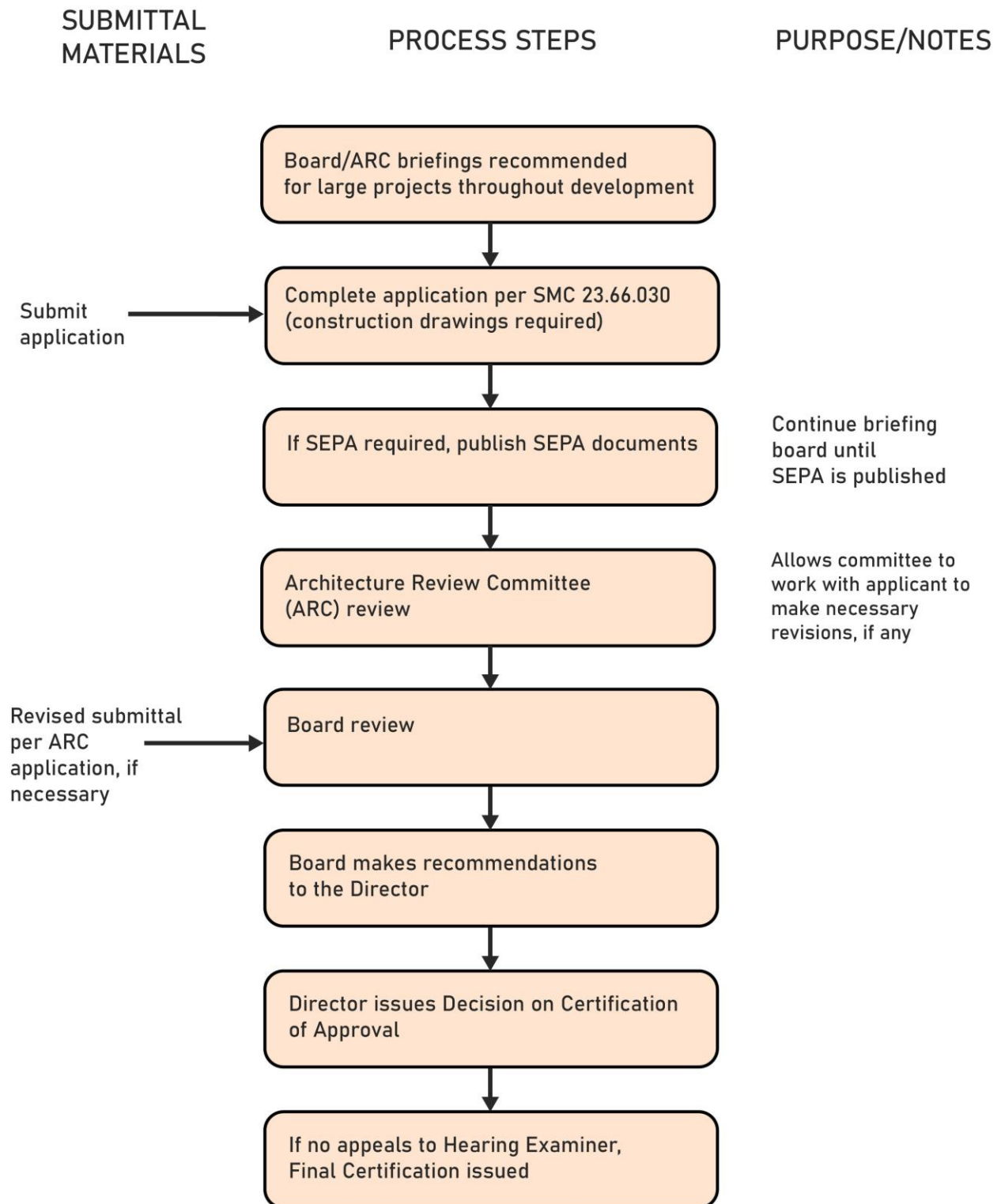


Figure XXX. NOT READY FOR PRIME-TIME description of the Certificate of Approval application and review process

Step 3. Review by the Architectural Review Committee (ARC)

All proposals that include design changes are reviewed by the Architectural Review Committee prior to full Board review. (Proposals for new or changed uses do not require ARC review). The purpose of the ARC is to provide early guidance so that the applicant can clarify their application, provide additional information or provide alternative designs when reviewed by the full Board. Board staff or a member of the ARC shall make a report and recommendation to the Board for approval, approval with conditions, or denial of the proposal or may refer the matter back to the staff, the ARC or the Board for additional information and review. No Certificate of Approval for use shall be granted until the applicant has provided all information requested by the Board regarding the proposal. Committee meetings are held one week prior to the full Board meeting. (7/99)

Step 4. Board Review

All applications requiring a Certificate of Approval will be reviewed by the Pioneer Square Preservation Board. Board review typically involves one review of a final proposal. The Board uses its regulations and guidelines to evaluate proposals. The Board Coordinator and the ARC may make a report and recommendation to the Board or may refer the matter back to the staff, the ARC or the Board for additional information and review. The Board's vote is a recommendation to the Director of the Department of Neighborhoods as to whether a Certificate of Approval should be issued, issued with conditions, or denied. (7/99)

Regular meetings are held on the 1st and 3rd Wednesdays of each month in City Hall, 600 Fourth Avenue, Room L280. The meeting time is generally 9:00 – 11:00a.m. Meetings are conducted in accordance with the City's Administrative Code. All meetings are open to the public and public comment is accepted in writing and during the public comment period

For larger, more complex proposals, the Board review will occur during the conceptual design development and final "working drawings" stages of the project during a series of briefings. An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design if the applicant waives in writing the deadline for a Board decision on the final design and any deadlines for decision on related permit application under review by the Seattle Department of Construction and Inspections. The Coordinator may reject the request if it appears that approval of a preliminary design would not be an efficient use of Coordinator or Board time and resources, or would not further the goals and objectives of SMC 23.66.

Step 5. Environmental Review

This review is generally required for larger scale projects, check with Board Coordinator and SDCI about the need for this review. See CAM 3000 for more information. When an environmental review is required the environmental review must be published before a decision can be made on an application. However, project briefings may occur concurrently.

Step 6. Board Determination.

Upon completion of environmental review materials, if necessary, the Board will render a decision of approval, approval with conditions, or denial.

Appeal Procedure

Any interested person may appeal a decision of the Board to the City Hearing Examiner. The appeal and a copy of this decision must be filed with the Hearing Examiner, City of Seattle, POB ox 94729, Seattle, WA 98124-4729 before 5:00 p.m. on the fourteenth (14th) day following the date of issuance of this certificate, and must be accompanied by a \$80.00 filing fee in the form of a check payable to the City of Seattle. Appeals must be in writing and must clearly state objections to the decision.

A copy of the appeal shall also be served upon the Department of Neighborhoods Director, City Hall, 600 4th Ave, 4th floor, PO Box 94649, Seattle, Washington 98124.

3. How to interpret the guidelines

a. Relationship to the Seattle Municipal Code:

Section 23.66 of the Seattle Municipal Code (SMC) provides the statutory basis for administering these guidelines. The guidelines add detail and interpretation to the SMC provisions but may not contradict the language in the code itself. For reference, the following is a list of some of the SMC provisions that apply and upon which these guidelines are based.

- Demolition of buildings: See SMC 23.66.115.
- Permitted uses: See SMC 23.66.120
- Prohibited uses: see SMC 23.66.122
- Street level uses: See SMC 23.66.130
- Council conditional uses: See SMC 23.76.
- Height: See SMC 23.66.140 and 23.49.178 along with Section ____ of these rules.
- Structure setbacks: See SMC 23.66.150
- Signs: See SMC 23.66.160 along with Section ____ of these rules.
- Street uses: See SMC _____
- Street, sidewalks, features and design: See SMC 23.66.190 and _____ along with Section ____ of these rules.
- Parking and Access: See SMC 23.66, 23.54.030, and 23.49.019
- Exterior Building Design: See SMC 23.66.180
- Streets and sidewalks: see SMC 23.66.190

b. Guideline Format.

These guidelines are intended as a communication and technical assistance tool to assist the Board and Certificate of Approval applicants in preparing and reviewing applications. Consequently, they generally include for each topic:

- A discussion of the rationale for the guideline, a description of the physical context related to the guideline(s) and a statement of intent that offers additional guidance in reviewing applications.

- One or more guidelines that interpret the provisions of SMC 23.66 and which the Board will use to determine the acceptability of the proposal.
- Exceptions (if any) where the Board may consider that a guideline does not apply or where alternate methods to achieve the guideline's intent may be considered.

c. Organization.

In order to facilitate preparation and review of applications, the guidelines are organized into the following sections so that the applicable guidelines for specific project types are collected in a single location.

Section 4: Guidelines for modifications to or demolition of existing buildings

Section 5: Guidelines for the construction of new structures

Section 6: Guidelines for Changes to public rights of way or other public spaces, including street uses such as for street vendors or cafes

Section 7: Guidelines for Removal, demolition or alteration of signage or the placement of new signs

Section 9: Guidelines for changing the principal use of any structure, or space and any change of use after initial approval.

4. 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 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.

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.)

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 .

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>.

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.

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.

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.

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.

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.

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 7 regarding window signs.

f. **Windows**

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 buildings, 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.
- 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>
 - <http://www.nps.gov/history/hps/tps/briefs/brief09.htm>
 - <http://www.nps.gov/history/hps/tps/briefs/brief13.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 considered. Window replacement to contributing and historic buildings shall meet the following criteria:
 - 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

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.

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.

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.

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.

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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.

j. **Color**

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 pallets. 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 pallet. Brighter colors work better for accents on more neutral background. Avoid neon 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 pallet 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.

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

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.

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.

- 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

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 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.
- 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.

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.

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.

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.

- 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.

5. Guidelines for the construction of new structures

6. Guidelines for changes to public rights of way or other public space and for street uses such as for vendors or cafes.

7. Guidelines for Removal, demolition or alteration of signage or the placement of new signs

8. Guidelines for changing the principal use of any structure, or space and any change of use after initial approval.

9. 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.

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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.