



The City of Seattle

## Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB 85/21

### Staff REPORT

For Board meeting June 16, 2021

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.

061621.31 Westland Building  
100 S King St

The full project scope includes the complete renovation and adaptive reuse of the existing Westland Building, change of use from office to lodging, and new construction of a one-story rooftop penthouse. This briefing package is submitted for early guidance relative to the following updates to the design proposal:

- 1) Proposed street-level uses
- 2) Proposed modifications at ground level of secondary facades on public alley (east) and private passageway (north)

Staff report: Following the 2/5/2020 briefing to the Board, the project received administrative Certificate of Approval for Preliminary Design on 9/9/20 which included the change of use and construction of a one-story rooftop penthouse.

Modifications to the building exterior addressed in this briefing are proposed in support of street-level activation and contemporary use. To preserve the visual character of the existing building, proposed modifications are concentrated within non-historic elements that have been previously modified during the building's history, where possible.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.130 - Street-level uses

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

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- A.
  1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
  2. Street level uses in the PSM 85-120 zone within the area shown on Map A for 23.49.180 are subject to the provisions of subsection 23.49.180.F if an applicant elects to use added height under the provisions of Section 23.49.180. Such street level uses require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- B. Preferred Street-level Uses.
  1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:
    - a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
    - b. Theaters.
  2. Accessory parking garages that serve preferred street-level uses on streets or malls, parks or alleys designed for pedestrian uses are also preferred.
- C. Discouraged Street-level Uses.
  1. The following are discouraged at street level in the area designated on Map B for 23.66.130:
    - a. Any use occupying more than 50 percent of any block front;
    - b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
    - c. All other uses with gross floor area over 10,000 square feet;
    - d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
    - e. Parking garages that are not accessory to preferred uses.
  2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.
- D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:
  1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.
- E. The following uses are prohibited at street level in the area designated on Map B for 23.66.130:
- Wholesaling, storage and distribution uses;
  - Vocational or fine arts schools;
  - Research and development laboratories;
  - Radio and television studios;
  - Taxidermy shops;
  - Appliance repair shops;
  - Upholstery establishments; and
  - Other similar uses.

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

#### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

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

- A. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and

parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

- C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)
- E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.
- F. Additions. Additional stories to existing buildings are discouraged unless they were original to the structure.

#### Secretary of Interior's Standards

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.
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 will 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.

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Genna Nashem  
Pioneer Square Preservation Board Coordinator