



The City of Seattle

Pioneer Square Preservation Board

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

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PSB 11/24

ARC/Staff Report

for Board meeting January 17, 2024

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.

011024.41 **Washington Street Boat Landing/Seattle Harbor Patrol**

199 Alaskan Way

Molly Moon's

Proposed:

Establish use as retail for ice cream concession

Remove, salvage, and store existing windows and replace with operable windows

Install a new walk-in freezer and dry storage, to be removed at end of tenancy

Install outdoor seating

Staff report:

The Washington Street Boat Landing, originally known as the Seattle Harbor Department is within the Pioneer Square Preservation District boundaries but is also independently listed on the National Register of Historic Places.

In 2013 the Pergola structure was temporarily removed for the rebuilding of the seawall. In 2016 Rehabilitation of the building began while in storage and was then moved back to the site in 2017 where the rehabilitation was completed.

The offices of the pergola had been vacant for decades, but it was anticipated that following the rehabilitation of the building structure and completion of the Waterfront Project there would be a new use for the structure. A Request for Proposals for a retail and food opportunity was issued and awarded.

This proposal makes alterations to the existing original office, adds an additional enclosure and outdoor seating. The proposal for signage will be a separate application.

ARC/report:

The ARC reviewed the plans and renderings provided. The committee discussed that salvaging the windows, storing them and replacing them with new operable windows that matched the profile of the existing windows was an appropriate accommodation for the use and similar to how other projects have approached needed walk up windows or louvers. The committee thought that the addition of the cold storage and dry storage was reversable and appreciated that the color and cladding will make them blend in with the existing structure and was reduced in size to the maximum size needed. The committee discussed the need for the dry storage to be reduced if the column was closer than shown on the plans. The applicant confirmed that was possible. The committee thought the outdoor seating furniture was compatible. The committee appreciated that the signage package will come separately as it will take more discussion. ARC recommended approval.

Draft Motion:

I move to recommend granting a Certificate of Approval for Establish use as retail for ice cream concession

Install outdoor seating under the boat land pergala,

Remove, salvage, and store existing windows and replace with operable windows with the windows to be reinstalled if no longer needed for a serving window.

Install a new walk-in freezer and dry storage, to be removed at end of tenancy. If it is determined that the dry storage does not fit in the space without touching the column or the corbel, the dry storage will be reduced in size so as to not touch the column or the corbel. The column or the corbel is not to be altered.

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 *January 18, 2024* 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.

23.66.100 Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. 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, there is established as a special review district, the Pioneer Square Preservation District.

23.66.120 Permitted uses

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

Rules for the Pioneer Square Preservation District

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.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the district. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the district.

Secretary of 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. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

Issued: January 11, 2024

Genna Nashem
Pioneer Square Preservation Board Coordinator