

(GENERAL)

COMPTROLLER FILE NUMBER 263814

RECOMMENDATION

OF

CITY PLANNING COMMISSION FOR ESTABLISHMENT OF A "PIONEER SQUARE HISTORIC DISTRICT".

*4-19-69 - set joint hearing with P. Plan. Comm.  
notify - set hrg. 5/8/69 - 3:30 p.m. - prep. by  
5-8-69 - Under advisement by  
P. Plan. Comm.*

FILED APRIL 14, 1969

**C. G. ERLANDSON**  
COMPTROLLER AND CITY CLERK

BY *J. P. Fenton* DEPUTY

**ACTION OF THE COUNCIL**

REFERRED	TO
APRIL 14, 1969	PLANNING
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
AUG 31 1970	On File
RE-REFERRED	TO
REPORTED	DISPOSITION

## REPORT OF COMMITTEE

Mr. President:

Your ..... Planning ..... Committee

to which was referred the within ..... Recommendation.....

would respectfully report that we have considered the same and respectfully recommend that.....

THE SAME BE PLACED ON FILE.

CHAIRMAN

Phyllis Lamphere  
CHAIRMAN

April 23, 1969

TO: Daily Journal of Commerce  
FROM: City Planning Commission  
FOR PUBLICATION: April 28, 1969

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OFFICIAL NOTICE

On Thursday, May 8, 1969, at 3:30 p.m. in the City Council Chambers, Room 1101, Seattle Municipal Building, the City Council Planning Committee and City Planning Commission will conduct a public hearing to consider adoption of an ordinance providing for preservation of the historic district designated as Pioneer Square and of the structures within its bounds, temporarily prohibiting alteration, demolition, or reconstruction of the District or structures within the District and providing penalties.

Interested persons are invited to attend and participate in the hearing. Copies of the complete ordinance are available for inspection in the City Planning Commission Office, Room 401, Seattle Municipal Building.

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b1

PL:hj  
4/22/69

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION providing for joint public hearings of the City Planning Commission and the Planning Committee of the City Council to consider (1) amendments of the Seattle Zoning Ordinance regarding overwater construction; and (2) a proposed ordinance designating Pioneer Square as an Historic District and providing for the preservation thereof.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That public hearings be held before the City Planning Commission and the Planning Committee of the City Council in the City Council Chambers, 1101 Seattle Municipal Building:

- (1) Thursday, May 8, 1969, at 2:00 p.m., to consider proposed amendments of the Seattle Zoning Ordinance pertaining to height, side yard and lot area regulations for overwater construction;
- (2) Thursday, May 8, 1969, at 3:30 p.m., to consider a proposed ordinance providing for preservation of the Historic District therein designated as Pioneer Square and of the structures within its bounds, temporarily prohibiting alterations, demolition, or reconstruction of the district or structures within the district, and providing penalties.

BE IT FURTHER RESOLVED that notification be given not less than ten days prior to the date of such hearings by the City Planning Commission to the news media and by the posting of an appropriate number of placards setting forth the time, place and purpose of said hearings, and the place where further information may be obtained.

PASSED the City Council the \_\_\_\_\_ day of April, 1969, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of April, 1969.

\_\_\_\_\_  
President of the City Council

Filed by me this \_\_\_\_\_ day of April, 1969.

ATTEST: \_\_\_\_\_  
City Comptroller and City Clerk

By: \_\_\_\_\_  
Deputy

263344

4/30/69 Mailed notice and copy of Ord.

Mr. Richard Warren  
Kramer, Chin, Mayo  
1917 1st Ave. MU 2 2939

Mr. George Ruggles, President  
Pioneer Square Assn.  
215 2nd Ave. S. 98104

SEATTLE CITY COUNCIL

APR 8 4 18 PM '69

M. E.

*mailed notice and draft*

To Mrs. Lamphere *4/23/69*

Date *3/26* Time *3:20*

### While You Were Out

Mr. Burnham *- R. J. L.*

of *1411 D. Norton Bldg*

Phone MU 2 5191

TELEPHONED	PLEASE CALL HIM
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH

Message: Interested in Planning Commission recommendations re historic sites (particularly buildings so designated in Pioneer Square and what effect this would have.) Would like to get copy in present form. (Planning Office told him File 261672 - which was before your committee 8/28/68. Planning Commission had subject before them 2/27/69.

S. SHEFELMAN, VICE CHAIRMAN • PETER C. BEST,  
 N. RICHARDSON, JONATHAN F. WHETZEL •  
 IS • C. S. MCCORMICK, SUPERINTENDENT OF BUILDINGS •  
 DN, TRANSIT COMMISSION • JOHN D. SPALTH, DIRECTOR OF PLANNING  
 104 • Telephone 583-2720

April 8, 1969

ed ordinance with map describing pro-  
 Historic District as indicated in  
 g with other documentation.

It requested that the Planning Commission  
 an Historic Site zoning classification  
 a Joint Committee, composed of members  
 Art Commission, was formed to do this  
 conducted a survey of historic preser-  
 vation in Indian cities. On the basis of the  
 that a City-wide Historic Preservation  
 Ordinance was proposed. In the course  
 of the proposed ordinance draft to  
 be submitted to the City Council, it was found by certain of those groups

to be objectionable because of their belief that controls imposed by the proposed ordinance would discourage healthy new development in designated areas.

Concern for the preservation of buildings in the Pioneer Square area then came to the fore; and the City-wide Historic Preservation Ordinance was subsequently limited to the Pioneer Square area. An architectural historian was retained to make an inventory of significant buildings and to develop criteria and recommendations for preservation in the Pioneer Square-Skid Road area.

Not incorporated into the proposed ordinance are the historian's recommendations that "SKID ROAD" be included as part of the title of the proposed ordinance, in order to describe the whole area recommended. Mr. Steinbrueck also recommended that the sentence in Section 6 on page 5 of the ordinance "If, at the end of this time an acceptable solution has not been achieved, the owner may proceed without the Certificate of Approval" be excluded, where we have substituted the words "If, at the end of this time, an acceptable solution has not been achieved, the Certificate of Approval shall be denied"; and that in Section 9 on page 6 of the ordinance the words "The Commission may recommend that the City Council make appropriate provision for preservation or repair of such historic structures as may be endangered by neglect" be included.

Respectfully submitted,

*Miles V. Blankinship*  
 Miles V. Blankinship, Chairman

WW:ew  
 Attachment

SEATTLE CITY COUNCIL

APR 8 4 18 PM '69

M. E.



**CITY OF SEATTLE  
PLANNING COMMISSION**

MILES V. BLANKINSHIP, CHAIRMAN • HAROLD S. SHEFELMAN, VICE CHAIRMAN • PETER C. BEST  
HAROLD W. COOPER, DAVID LEVINE, STEPHEN RICHARDSON, JONATHAN F. WHETZEL,  
EDWARD J. JOHNSON, SUPERINTENDENT OF PARKS • C. S. MCCORMICK, SUPERINTENDENT OF BUILDINGS •  
ROY W. MORSE, CITY ENGINEER • LYLE F. WILSON, TRANSIT COMMISSION • JOHN D. SPALTH, DIRECTOR OF PLANNING

Room 401 Seattle Municipal Building • Seattle, Washington 98104 • Telephone 583-2720

April 8, 1969

City Council  
City of Seattle

Honorable Members:

Submitted herewith is a proposed ordinance with map describing proposed boundaries of the Pioneer Square Historic District as indicated in Section 1 of the proposed ordinance along with other documentation.

In March 1966, the City Council requested that the Planning Commission study the possibility of providing for an Historic Site zoning classification in the Zoning Ordinance. Subsequently, a Joint Committee, composed of members of both the Planning Commission and the Art Commission, was formed to do this study. As a first step, the Committee conducted a survey of historic preservation efforts in some 42 U. S. and Canadian cities. On the basis of the results of this survey, it was decided that a City-wide Historic Preservation Ordinance be drafted. Upon presentation of the proposed ordinance draft to interested groups for their reactions, it was found by certain of those groups to be objectionable because of their belief that controls imposed by the proposed ordinance would discourage healthy new development in designated areas.

Concern for the preservation of buildings in the Pioneer Square area then came to the fore; and the City-wide Historic Preservation Ordinance was subsequently limited to the Pioneer Square area. An architectural historian was retained to make an inventory of significant buildings and to develop criteria and recommendations for preservation in the Pioneer Square-Skid Road area.

Not incorporated into the proposed ordinance are the historian's recommendations that "SKID ROAD" be included as part of the title of the proposed ordinance, in order to describe the whole area recommended. Mr. Steinbrueck also recommended that the sentence in Section 6 on page 5 of the ordinance "If, at the end of this time an acceptable solution has not been achieved, the owner may proceed without the Certificate of Approval" be excluded, where we have substituted the words "If, at the end of this time, an acceptable solution has not been achieved, the Certificate of Approval shall be denied"; and that in Section 9 on page 6 of the ordinance the words "The Commission may recommend that the City Council make appropriate provision for preservation or repair of such historic structures as may be endangered by neglect" be included.

Respectfully submitted,

*Miles V. Blankinship*  
Miles V. Blankinship, Chairman

WW:ew  
Attachment

PIONEER SQUARE HISTORICAL ORDINANCE

Revised 7th Draft  
March 12, 1933

AN ORDINANCE PROVIDING FOR PRESERVATION OF THE HISTORIC DISTRICT HEREIN DESIGNATED AS PIONEER SQUARE AND OF THE STRUCTURES WITHIN ITS BOUNDS, TEMPORARILY PROHIBITING ALTERATION, DEMOLITION, OR RECONSTRUCTION OF THE DISTRICT OR STRUCTURES WITHIN THE DISTRICT, AND PROVIDING PENALTIES.

BE IT ORDAINED BY THE CITY COUNCIL OF SEATTLE:

Section 1. Purpose. During the City of Seattle's relatively brief history, it has had little time in which to develop many areas of consistent historical or architectural character; it is recognized that the Pioneer Square area of Seattle contains many of these rare attributes that do exist and consequently is an area of great historical and cultural significance to the City of Seattle. Therefore, in order that the Pioneer Square area and buildings within that area may not be injuriously affected; to promote the public welfare, and to provide for the enhancement of this area and its structures, thereby contributing to the social, cultural and economic welfare of the citizens of Seattle by developing an awareness of its historic heritage, returning unproductive structures to useful purposes and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the site development and architecture of the private and public buildings erected therein, there is hereby created a Pioneer Square Historic District (hereafter called "Historic District").

Section 2. Responsible Agency. The Seattle City Planning Commission (hereafter called "Commission") is hereby designated as the official body to make recommendations to the City Council (hereafter called "Council") on matters concerning preservation of the Historic District and of the buildings and structures within its bounds. The Mayor



subject to Council confirmation shall/appoint an Architectural Review Board (hereafter called "Board"), consisting of a representative of the local historical society, a representative of the district association, and three architects, which will review and act upon all architectural matters within the Historic District with the assistance of the City Planning Department and make recommendations to the Planning Commission.

Section 3. Description of the Pioneer Square Historic District. The physical boundaries of the Historic District are illustrated on a map entitled Exhibit "A" and made a part of this ordinance.

Section 4. General Criteria for Determination of Historic Districts - National Trust for Historic Preservation. The following criteria as proposed by the National Trust for Historic Preservation for determination of historic districts are hereby adopted as general guidelines for the Pioneer Square Historic District.

Districts, sites, buildings, structures, and objects of national, state, and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in history; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in pre-history or history.

Section 5. Criteria Evaluation for the Pioneer Square Historic District.

- a. The Pioneer Square Historic District has played a significant role in the development of Seattle, the Puget Sound Region and the State of Washington as the place of the beginning of Seattle; the place of the first industry, business and homes; the focus of commerce and transportation for more than a half century; the area that was rebuilt after the fire of 1889.
- b. The Historic District is associated with the lives of many of the Seattle pioneers through property, business and commercial activities that were concentrated in that area.
- c. Most of the buildings within the Historic District embody the distinctive characteristics of the Late Victorian style and many are the work of one architect, Elmer H. Fisher. For these and other reasons, the buildings combine to create an outstanding example of an area in Seattle which is significant and distinguishable in style, form, character, and construction, representative of its era. The Historic District possesses integrity of location, original construction, and of feeling and association.
- d. The restoration and preservation of the Historic District will yield information of educational significance regarding the way of life and the architecture of the late Nineteenth Century as well as adding interest and color to the City. Restoration of the Historic District will preserve the environment which was characteristic of an important era of Seattle's history and will be considerably more meaningful and significant educationally than if done for individual buildings.

Section 6. Approval of Changes to Buildings, Structures and other Visible Elements within the Pioneer Square Historic District. No person shall alter, demolish, construct, reconstruct, restore, or remodel or make any material change in the exterior appearance of any existing structure or construct any new structures in the Pioneer Square Historic District and no permit for same shall be issued except pursuant to a Certificate of Approval authorized by

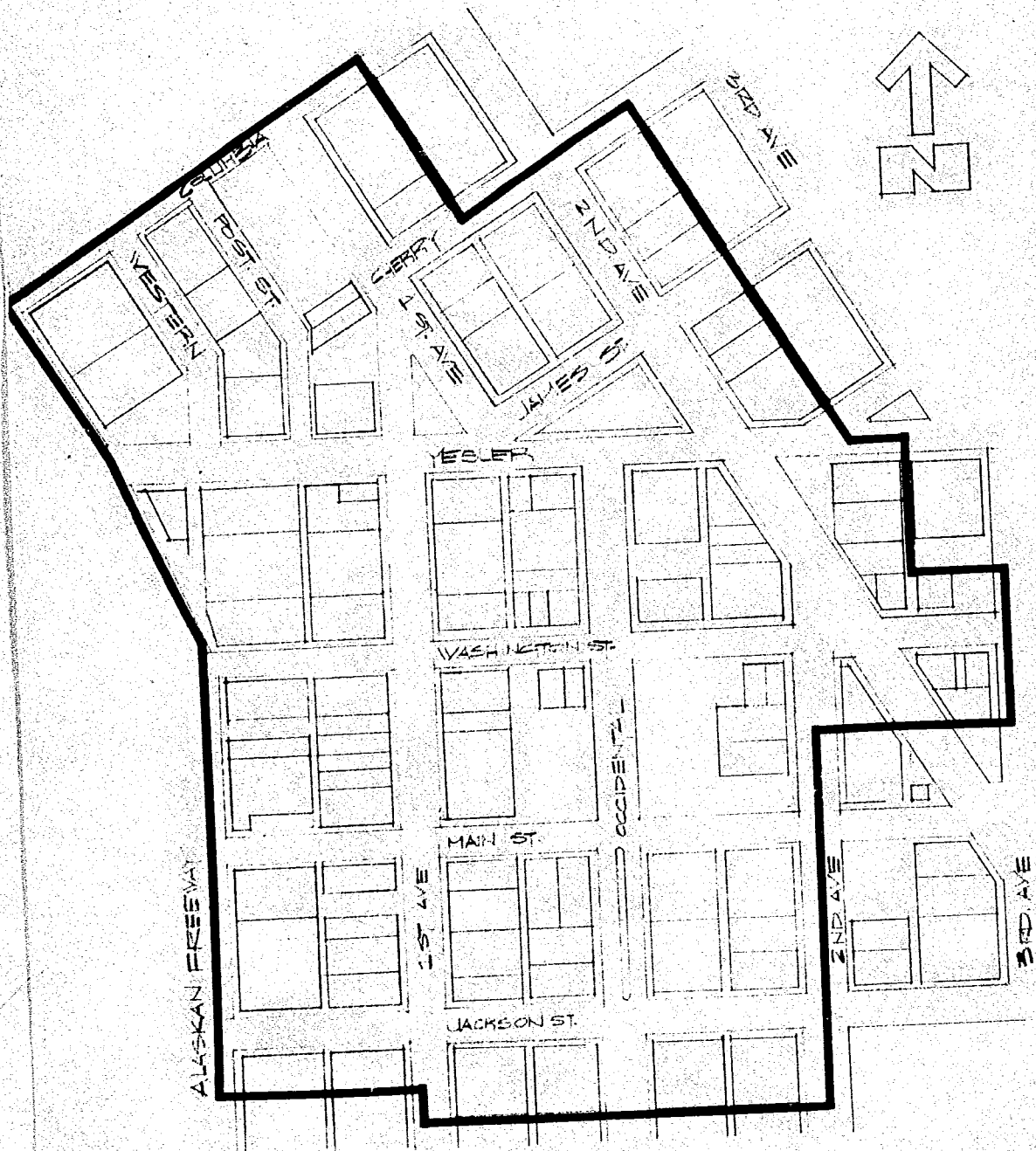
the Council following recommendation by the Commission. Applications for building or demolition permits involving structures or sites within the Historic District shall be forwarded immediately by the Superintendent of Buildings to the Commission for review. The Commission shall review and make recommendations to the Council regarding appropriateness of each proposed change or addition and a Certificate of Approval shall be issued by the Council only after reviewing the recommendation of the Commission. The Commission, in considering the appropriateness of any alteration, demolition, new construction, reconstruction, restoration, remodeling, or other modification of exterior appearance of any building shall keep in mind the purpose of this ordinance and shall consider among other things the historical and architectural value and significance, architectural style, the general design, arrangement, texture, material, and color of the building or structure in question or its appurtenant fixtures, including signs, the relationship of such features to similar features of other buildings within the Historic District, and the position of such building or structure in relation to the street or public way and to other buildings and structures. The Commission shall also consider all modifications or additions to public areas, including street furniture, lighting fixtures, and paving materials. The Commission shall make no recommendations or requirements except for the purpose of preventing developments obviously incongruous to the historic aspects of the Historic District. Where modification of the appearance of a structure within the Historic District does not require a building or demolition permit, notice of such intention shall nonetheless be filed with the Superintendent of Buildings, who shall notify the Commission. The Commission shall consider and report on the matter to the Council not later than 30 days after receipt of the application for permit or modification. If the proposed changes are

determined to be consistent with the Criteria for Historic Preservation as set forth in Section 5, the Council shall issue the Certificate of Approval. In the event of a denial of a Certificate, the Council shall request the Commission to consult with the owner within a period of 120 days for the purpose of considering means of preservation that will be in keeping with the Criteria. If additional time is necessary, the Commission may, before the 120 days have expired, request the Council to extend the time not to exceed an additional 90 days. If, at the end of this time, an acceptable solution has not been achieved, the Certificate of Approval shall be denied.

Section 7. Meetings, Procedures, Records. The Commission shall meet for purposes of historic preservation at such time as it may determine, or upon call of the Chairman. In addition, the Commission may establish such standards and procedures as it may deem necessary to further the purposes of this ordinance. All plans, elevations, specifications, and sketches or other information necessary for the review by the Commission of architectural details, colors, building materials, signs, or other features subject to public view shall be made available to the Commission by the applicant or appropriate departments of the City of Seattle, along with a copy of the application for building, modification, or a demolition permit.

Section 8. Enforcement. The provisions of this ordinance shall be enforced by the Superintendent of Buildings.

Section 9. Violations and Penalties. Any alteration, demolition, construction, reconstruction, restoration, or remodeling of an existing structure or construction of



PIONEER SQUARE (EXHIBIT A)

new structures within the historic District performed without a Certificate of Approval from the Council where required by this ordinance, shall be unlawful and shall be punished by a fine not to exceed \$500.00 and/or six months in jail. Each day of continued violation shall constitute a separate offense.

The Commission may recommend that the City Council make appropriate provision for preservation or repair of such historic structures as may be endangered by neglect.

Section 10. Severability. In the event that any section, paragraph or part of this ordinance shall be for any reason declared invalid or held unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.