



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 103/24

## ARC/Staff Report

ARC meeting April 24, 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.

<b>042424.21</b>	Cragin and Company/ Mac’s Smokehouse 1006 1 <sup>st</sup> Ave S Applicant: Ed Linardic <b>Proposed: Rehabilitation of existing building including rebuilding a wall</b>
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**ARC/ Staff report:** A historic Report was prepared in 2009 for a proposal to demolish the building and construct a new building. The proposed new construction project did not move forward but the report is provided for this project application.

The report indicates that the building was built in 1918 but has undergone a series of alterations including in 1952 and 1953 when the building was reduced in size on the south and the east to accommodate a parking lot. The concrete block wall that is proposed to be replaced presumably was built when the building was shortened. The building has been vacant for a couple of decades. The proposed use is either maintaining it as a restaurant or converting it to retail.

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

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shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

### **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.

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)

### **Secretary of Interior's Standards**

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.

Issued: April 18, 2024  
Genna Nashem  
Pioneer Square Preservation Board Coordinator