

## The Secretary of the Interior's Standards For Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

# Seattle Historic Districts



Columbia City Landmark District, Columbia Library



Pike Place Market Historic District, Market



Pioneer Square Preservation District, Pergola

**A national leader in historic preservation, Seattle has designated eight landmark or special review districts and more than 450 individual landmarks of national and local significance.**

The benefits of preservation are not merely aesthetic. Preservation is integral to our economic development planning, and it enhances our city's attraction as a center for tourism. It reminds us of our history while providing new resources for today's homes and businesses. It promotes sustainability through the reuse, repair and upgrading of existing built resources. Historic preservation allows us to recognize the quality and uniqueness of the past as we change and adapt for the future.

Protection of individual landmarks and properties located within landmark districts is provided by design review of

modification to the exteriors and, in some cases, interiors of buildings. A Certificate of Approval is required prior to making alterations to landmarks and properties within historic districts. Review of Certificate of Approval applications and guidelines varies from district to district, depending on the special characteristics of each area.

In addition to guidelines adopted for each special review, historic, and landmark district, each Board and Commission has adopted the **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** (36 CFR 67) as standards for review, included within this brochure. There are three brochures in this series: *Seattle Historic Districts*, *Seattle Landmark Designation and Incentives for Historic Properties*. Please visit our website (see address below) or refer to one of the companion brochures for more information about the Historic Preservation Program.

## For More Information

**SEATTLE PROGRAMS**  
 Historic Preservation Program  
 Seattle Department of Neighborhoods  
 600 4th Avenue, 4th Floor  
 PO Box 94649  
 Seattle, WA 98124-4649  
 (206) 684-0228  
[www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation)

**WASHINGTON STATE AND FEDERAL PROGRAMS**  
 Department of Archaeology and Historic Preservation  
 P.O. Box 48343  
 Olympia, WA 98504-8343  
 (360) 586-3065  
<http://www.dahp.wa.gov/>

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Columbia City Landmark District, Columbia Park



International Special Review District, Jackson Building

## Certificates of Approval

Applications for Certificates of Approval and district rules or guidelines are available for download on our website or can be obtained from each Coordinator in the City's Historic Preservation Program. Owners of historic properties are encouraged to obtain an application for a Certificate of Approval and relevant guidelines when planning any changes to designated City landmarks or within districts. In addition, an applicant may make a written request to submit an application for a Certificate of Approval for preliminary design of a project. If granted, the Certificate of Approval for preliminary design will be conditioned upon subsequent submittal of the final design. The preliminary design review is intended to provide early guidance to property owners on major changes to landmark buildings or for new construction in historic districts.



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IN THIS SERIES:

Seattle Historic Districts • Seattle Landmark Designation • Incentives for Historic Properties

For more information: [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation)



Ballard Avenue Landmark District, Junction Building



Columbia City Landmark District, Lions Building



Fort Lawton Landmark District



International Special Review District, NP Hotel



Pioneer Square Preservation District, Interurban



Sand Point Naval Air Station Landmark District, Building 30

### Ballard Avenue Landmark District

The area that comprises the Ballard Avenue Landmark District was Ballard's original commercial hub and main artery, complete with streetcar and interurban service. The District's buildings provide a unique cross-section of Ballard's development from the 1890s through 1940s.

Community awareness of the District's special small town qualities led to the 1976 designation of the Ballard Avenue Landmark District and the creation of the Ballard Avenue Landmark District Board (SMC 25.16).

The Ballard Avenue Landmark District Board reviews Certificates of Approval for any changes to the exterior of any building, structure, or property in the district that is visible from a public street, alley, or right-of-way. Change is defined as all actions including, but not limited to, alteration, demolition, construction, reconstruction, restoration, remodeling, painting, and signage. A Certificate of Approval is also required for new construction in the District.

### Columbia City Landmark District

The Columbia City Landmark District consists of commercial buildings, churches, public buildings, apartments, and houses that together display qualities of a small American community of the early 20th century. Located in the Rainier Valley, seven miles southeast of downtown Seattle, Columbia City began as an independent mill town settled in the late 1880s.

In 1978, it was designated a Landmark District (SMC 25.20) and an Application Review Committee advisory to the Landmarks Preservation Board was established. The Committee reviews all proposed changes to private and public property within the District and makes recommendations to the Landmarks Preservation Board on the issuance of Certificates of Approval. Design guidelines that recognize the special character of the District were also adopted by the Landmarks Preservation Board.

Before any alteration or significant change may be made to the exterior of a building or to an open space, street, alley, or right-of-way and before any new construction is implemented, a Certificate of Approval must be obtained from the Landmarks Preservation Board.



Harvard-Belmont Landmark District, Loveless Building

### Fort Lawton Landmark District

Located in Discovery Park, the Fort Lawton Historic District is significant for its association with the history of the City of Seattle and for its planned site and for its expression of military interpretations of American architectural styles of the 1890s and early 1900s. Fort Lawton was Seattle's only permanent U. S. Army garrison post and its period of significance is from 1898 to 1945, based on the post's initial development, additional buildings and site features from the Depression era, and the fort's role in World War II.

Fort Lawton's buildings were constructed by the U. S. Army Quartermaster Corps according to standardized plans used on military bases throughout the country. Most exhibit a military interpretation of the Colonial Revival style. The fort also has the standardized layout typical of military installations in the western United States, with clusters of administrative and service buildings and officers' quarters facing a parade ground. Fort Lawton was designated as a landmark district in 1977 (SMC 25.21).

### Harvard-Belmont Landmark District

The Harvard-Belmont Landmark District is a 14-block, predominantly residential area on the west slope of Capitol Hill. The District also includes a mix of urban cultural and commercial institutions within a framework of tree-lined streets, well-maintained grounds, and distinctive natural features.

In order to recognize, preserve, and protect the significant assets of the Harvard-Belmont area, residents initiated the process by which their neighborhood became a Landmark District. The Harvard-Belmont Landmark District was designated in 1980 (SMC 25.22) and an Application Review Committee was established and design guidelines were adopted.

The Harvard-Belmont Application Review Committee reviews Certificates of Approval applications and makes recommendations to the Landmarks Preservation Board. A Certificate of Approval issued by the Board is required prior to the issuance of any building permit, demolition, street use, or other permit for proposed work within the District that is visible from a public right-of-way. This work includes the demolition of, or exterior alterations or additions to, any structure, new construction, and the addition or removal of major landscape and site elements such as retaining walls, fences and gates, trees, or driveways.

### International Special Review District

The International Special Review District is a collection of early 20th-century commercial and hotel buildings that serve as the center of Seattle's diverse Asian-American community. The International District is located at the southeast edge of downtown, immediately adjacent to the east-southeast boundary of Pioneer Square. In 1973, the International Special Review District and Board were established by ordinance (SMC 23.66) to preserve the District's unique Asian-American character and to encourage rehabilitation of the area for housing and pedestrian-oriented business. Design guidelines have been adopted for the District.

The International Special Review District Board reviews all applications for Certificates of Approval and makes recommendations to the Director of the Department of Neighborhoods. A Certificate of Approval is required for any change of use; to alter, demolish, construct, or remodel; or to make any visible change to the exterior appearance of any structure or to the public rights-of-way and other public spaces in the District. The Board also makes recommendations to the Mayor, the City Council, and any public or private agencies concerning land use and social issues in the International Special Review District.

### Pike Place Market Historical District

Seattle's Pike Place Market, a bustling community of merchants and residents, was established in 1907 and is the oldest continuously operating public market in the country. In November, 1971, the citizens of Seattle, by initiative measure in a municipal general election, voted to preserve the Market. The Pike Place Market Historical District was established by ordinance (SMC 25.24) and a citizen historical commission was established to administer the district.

The 12-member Pike Place Market Historical Commission is responsible for the review and approval of applications for building permits and Certificates of Approval that involve demolishing, building, renovating, altering, modifying, improving, or otherwise changing any structure within the 10-acre District. A Certificate of Approval is also required for any changes in use within the District. The Pike Place Market Historical Commission guidelines are specifically designed to help preserve and improve the District.



Pike Place Market Historical District

### Pioneer Square Preservation District

Seattle's first historic district, the Pioneer Square Preservation District was established in May 1970, with strong citizen support. Located in Seattle's oldest neighborhood, Pioneer Square is a well preserved mixed-use district characterized by 19th-century brick and stone buildings, many of which were designed in the then-popular Romanesque Revival style. The Pioneer Square Preservation Board was created by ordinance (SMC 23.66) and design guidelines were developed to preserve the area's unique historic and architectural character and to assure the sensitive rehabilitation of buildings.

The Pioneer Square Preservation Board reviews applications for Certificates of Approval and makes recommendations to the Director of the Department of Neighborhoods. A Certificate of Approval is required for any change of use; to alter, demolish, construct, or remodel; or to make any visible change to the exterior appearance of any structure or to the public rights-of-way and other public spaces in the District. The Board also makes recommendations to the Mayor, the City Council, and any public or private agencies concerning land use in the Pioneer Square Preservation District.

### Sand Point Naval Air Station Landmark District

The City of Seattle's Landmarks Preservation Board approved designation of the Sand Point Naval Air Station as Seattle's eighth Landmark District in 2011. Situated five miles northeast of downtown Seattle on the Sand Point peninsula, the 89-acre landmark district encompasses the two parts of the original Naval Air Station site containing intact resources directly associated with the former Naval Air Station operation. As the site of the first around-the-world flight, it was also associated with the early development of the Boeing Company and the region's aviation heritage. Throughout the duration of World War II, Naval Air Station Seattle served as the premier center coordinating naval aviation activities within the Thirteenth Naval District. The district's collection of buildings and structures was constructed for the purpose of supporting and maintaining the overall function of the former naval air station. The district retains an important collection of Public Works Administration and Works Progress Administration funded structures and buildings stemming from the Nations pre-war infrastructure expansion, and includes examples of Moderne and Colonial Revival style buildings. The former naval air station now houses a variety of uses including institutional, recreational and residential uses.