



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 16326

### Certificate of Approval

Record Number: DONH-COA 02067

#### **Summary of Project: Areaway/glass prism replacement**

**Address:** 612 1<sup>st</sup> Ave

On May 20, 2026 the Pioneer Square Preservation Board recommended approval for repair of areaway, brick and concrete and the sidewalk concrete including replacement of the glass prism panels with sand blasted purple glass. The decision on the frame is postponed pending additional information on material color and frame design.

All per the applicant's submittal.

The Pioneer Square Preservation Board considered the following District Rules, Seattle Municipal Codes and Secretary of the Interior's Standards when making the recommendation:

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.

#### **Rules for the Pioneer Square Preservation District**

##### **XVIII. AREAWAYS**

###### **Public Disclosure/Disclaimer Statement**

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

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

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

### **Secretary of Interior Standards for Rehabilitation**

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.
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
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.

I concur with the Board's recommendation and hereby issue this Certificate of Approval. This action is pursuant to Pioneer Square Preservation District SMC 23.66 and does not waive the owner's obligations with regard to other permits and plans.

Quynh Pham, Director  
Department of Neighborhoods

Decision Issued: May 28, 2026

A handwritten signature in black ink that reads "Genna Nashem". The signature is fluid and cursive, with the first name "Genna" and the last name "Nashem" clearly distinguishable.

Genna Nashem  
Pioneer Square Preservation Board Coordinator

Cc:  
Kit Loo, SDOT  
Maureen Elenga, Chair  
File

**IMPORTANT INFORMATION FOR ISSUANCE OF YOUR CERTIFICATE OF APPROVAL:**

Work must occur exactly according to approved plans and specifications. ANY revisions, omissions and/or additions to plans and specifications must be reviewed and approved by the Preservation Board prior to implementation.

**EXPIRATION OF CERTIFICATES OF APPROVAL**

Certificates of Approval shall expire eighteen months from the date of issuance unless the Department of Neighborhoods Director determines that extenuating circumstances justify extension of the expiration date.

Questions regarding the issuance and expiration of your Certificate of Approval may be addressed to the Board Coordinator, Genna Nashem, [genna.nashem@seattle.gov](mailto:genna.nashem@seattle.gov) and 206 684-0227

# Pioneer Square Preservation Board

Areaway Repair: 616 1<sup>st</sup> Ave ~~S~~

May 20, 2026

## SPECIAL DISTRICT AND LANDMARK REVIEW

Property or District: 616 1st Ave, sidewalk areaway, Pioneer Square

LPB Document No.: PSB16326

Reviewed By: NashemG

On: 5/28/26

Comments on Pages: 13,14,15,17,19,20

Total Pages: 22



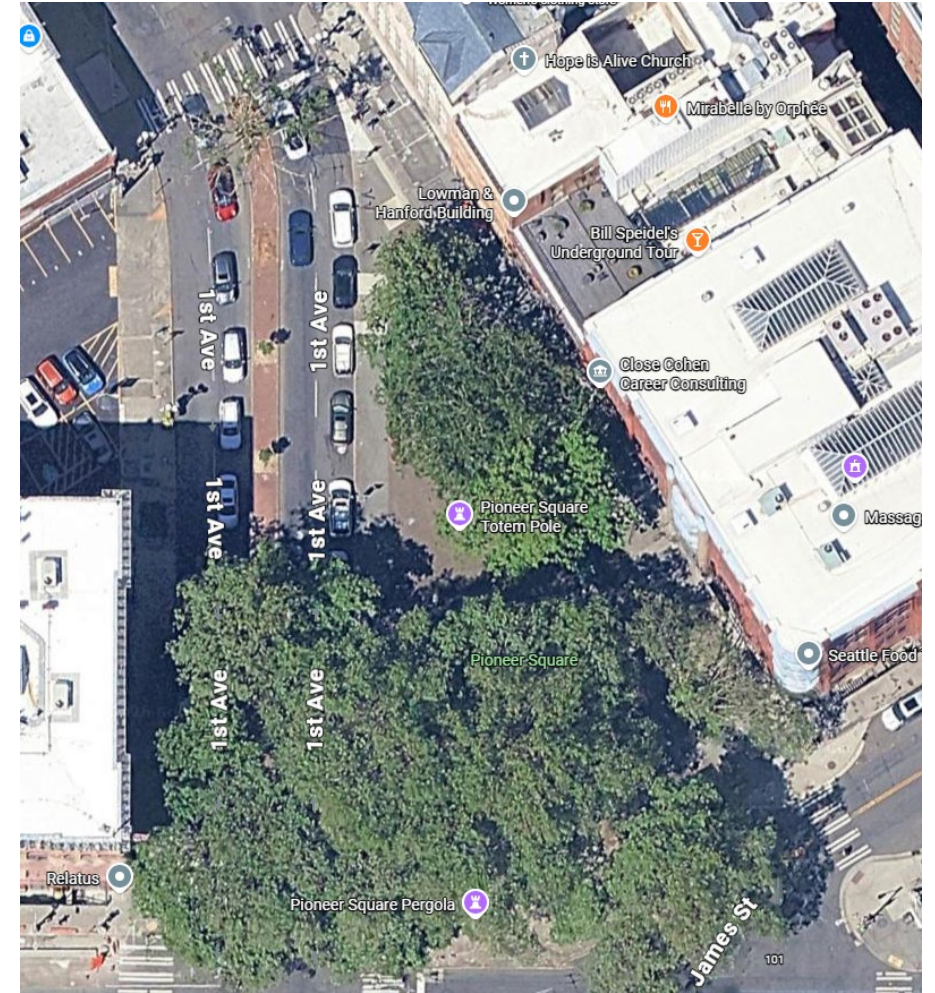
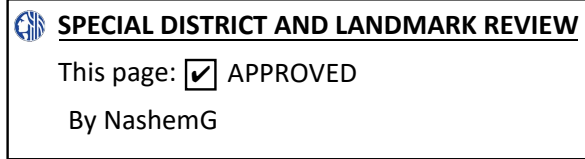
## SPECIAL DISTRICT AND LANDMARK REVIEW

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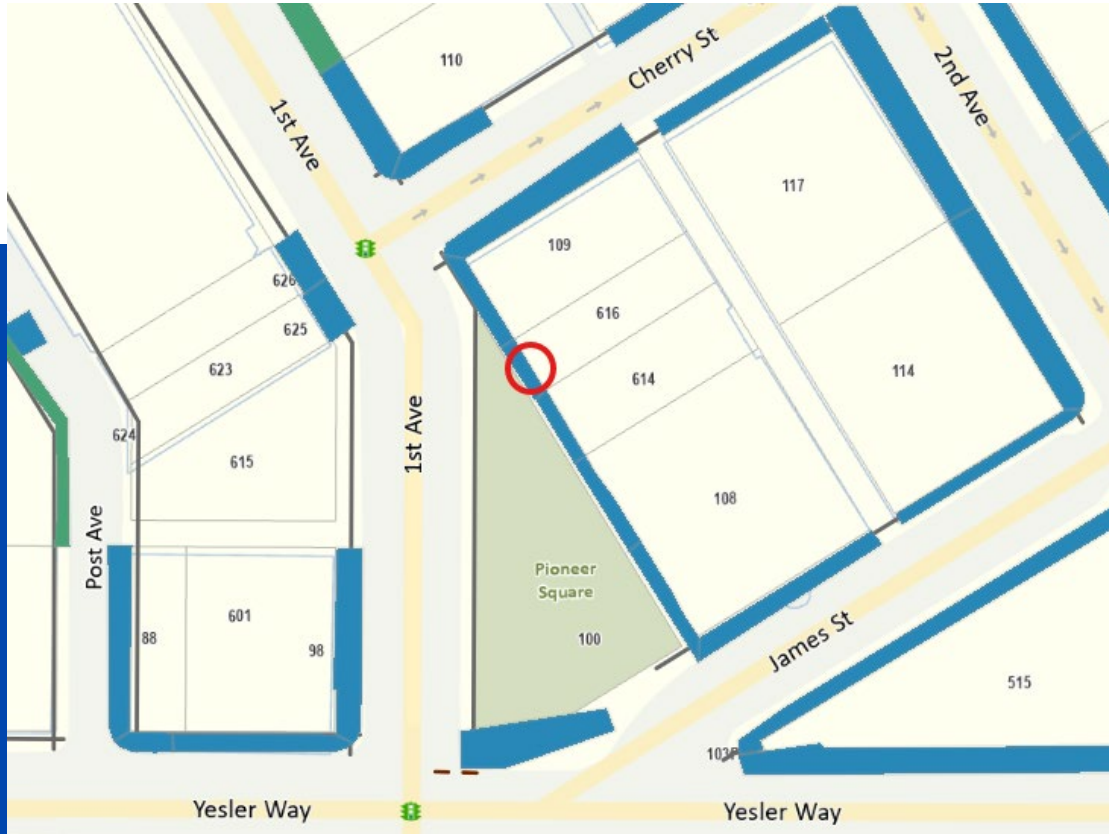
By NashemG

# Presentation Agenda:

- Project Location
- Project Needs
- Pre and Post Condition of Areaway
  - Key features within areaway
- Repair
  - Minor repairs
  - Major repairs/replacement



# Areaway Repair: 616 1<sup>st</sup> Ave S



# Project Needs

- Why are we doing this project?
  - To repair damaged elements of existing areaway
- What happened?
  - Post car crash response
- How did it happen?
  - Driver unaware of areaway in area
- Identify severity of the issues
  - Repair to pre-incident condition
  - Replace if repair is not an option



# General Condition of Space

- Condition
  - Intact no observed damage
  - Disturbed due to utility cuts
  - Post utility cut debris



**Pre-accident Condition**



**Post-accident Condition**



**Pre-accident Condition**



**Post-accident Condition**

**Interior of Areaway Looking North**



**Pre-accident Condition**



**Post-accident Condition**

## Interior of Areaway Looking South

# Masonry Arch Ceiling

- Condition
  - Intact
  - Loose brick and mortar



**Pre-accident Condition**



**Post-accident Condition**

# Skylight Assembly



Pre-accident Condition

Post-accident state

# Skylight Assembly

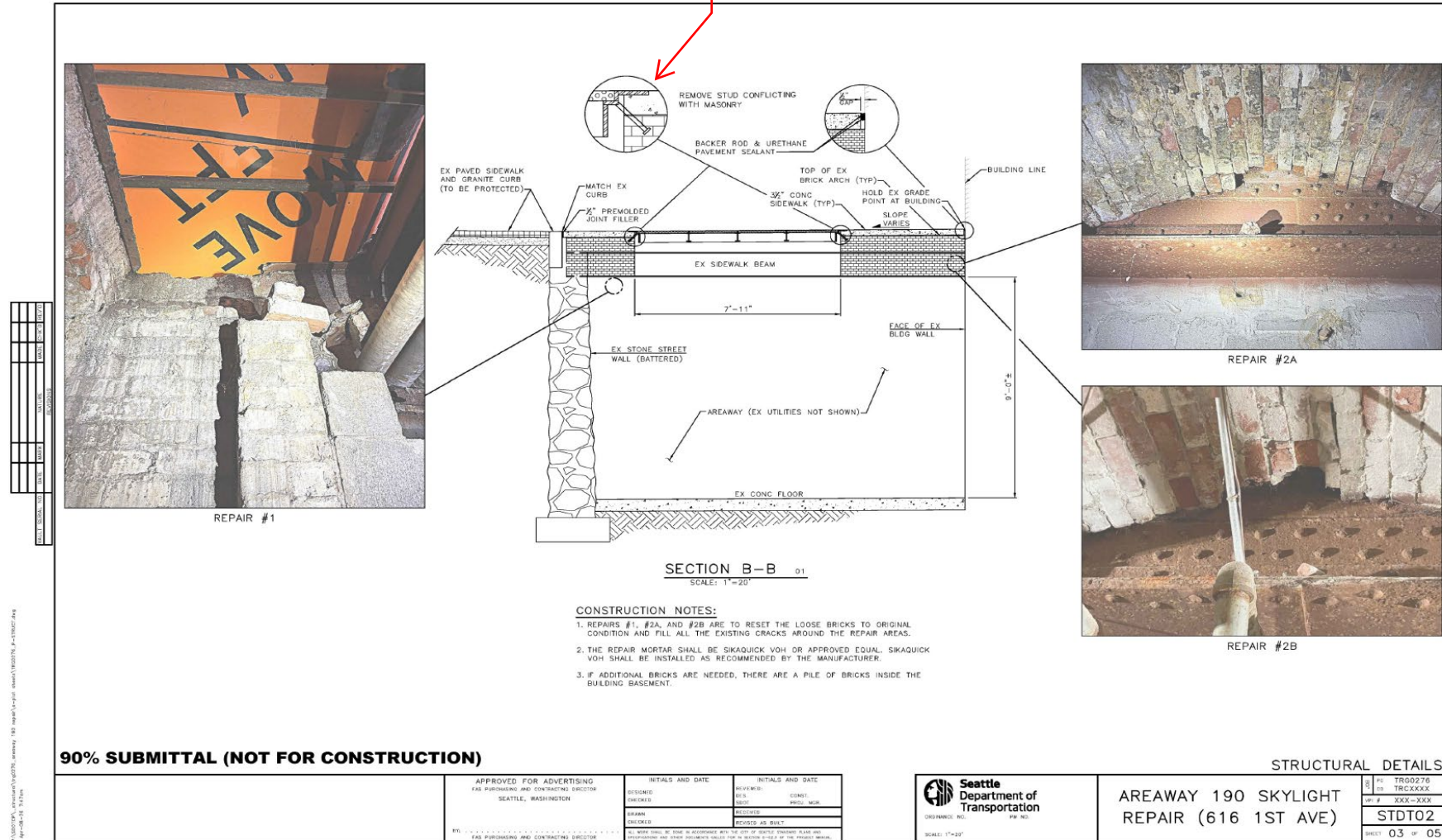
- North assembly
  - 4 of the 8 panels significant damage
  - Remaining panels have cracks at various locations
  - Frame broken or have cracks
- South assembly
  - Panels have cracks at various location
  - Cracks through frame elements



# Minor Repairs

- Masonry Arch Ceiling
  - Re-secure dislodged bricks
  - Tuck point as needed

Frame design and materials decision is postponed pending additional information



## SPECIAL DISTRICT AND LANDMARK REVIEW

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# Minor Repairs

- Concrete floor slab
  - Cut neat line of existing slab and restore
  - Leave cut out of utilities and back fill with gravel



## SPECIAL DISTRICT AND LANDMARK REVIEW

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|            |          |      |      |       |
|------------|----------|------|------|-------|
| DATE       | REVISION | BY   | CHKD | APP'D |
| 01/15/2024 | 1        | NASH |      |       |



REPAIR #3



REPAIR #3

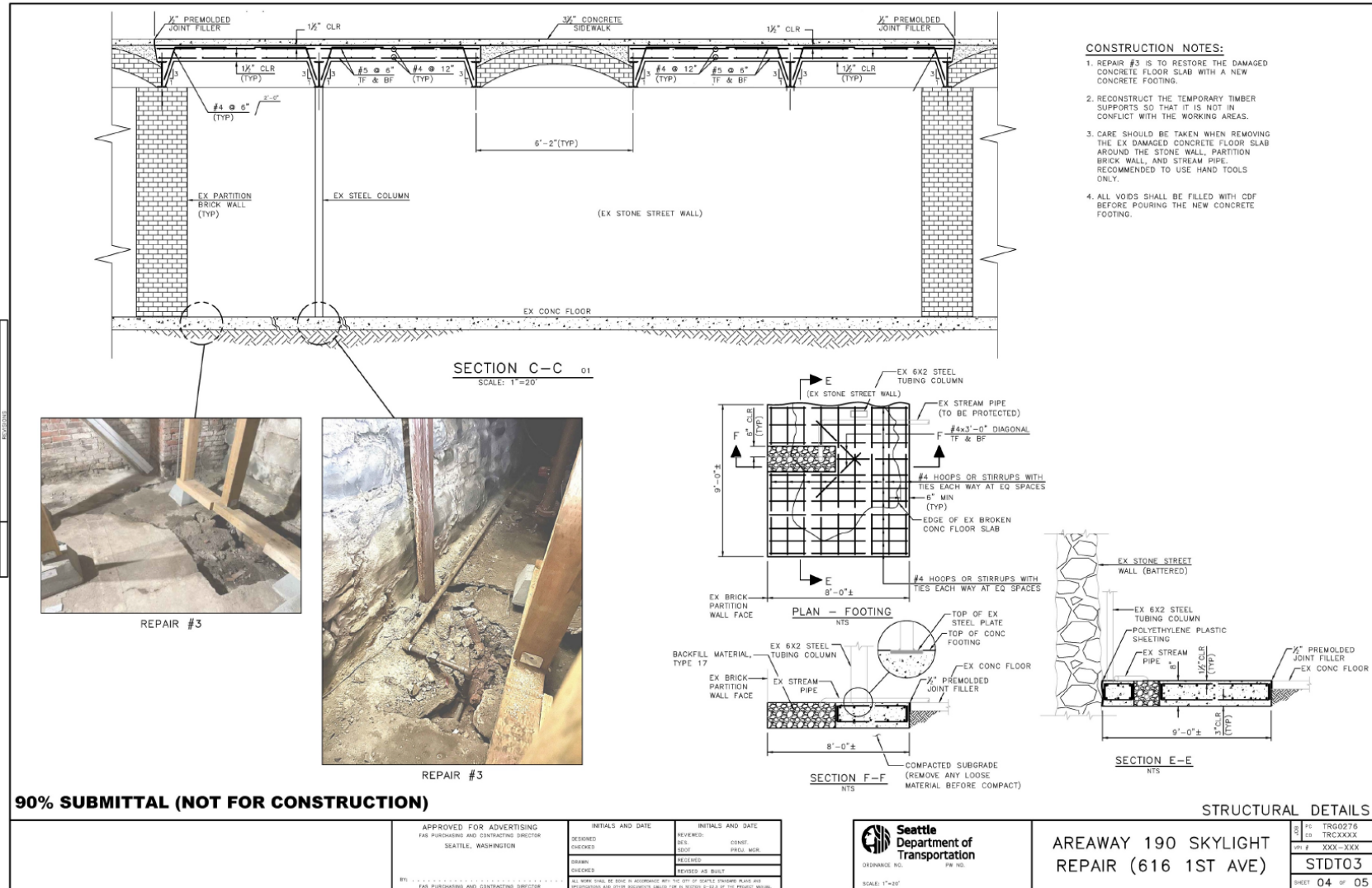
### 90% SUBMITTAL (NOT FOR CONSTRUCTION)

|                                                                                             |                   |      |                             |            |
|---------------------------------------------------------------------------------------------|-------------------|------|-----------------------------|------------|
| APPROVED FOR ADVERTISING<br>FOR ENGINEERING AND CONTRACTING DIRECTOR<br>SEATTLE, WASHINGTON | INITIALS AND DATE |      | REVIEWED: INITIALS AND DATE |            |
|                                                                                             | DESIGNED          | DATE | BY: S.                      | CONS: S.   |
|                                                                                             | CHECKED           | DATE | NOT                         | PROJ. MGR. |
|                                                                                             | DESIGNED          | DATE | DESIGNED AS BUILT           |            |



AREAWAY 190 SKYLIGHT  
REPAIR (616 1ST AVE)

|       |          |
|-------|----------|
| PS    | TRG0276  |
| CD    | TRG0276  |
| REV # | XXX-XXX  |
| SHEET | 04 OF 05 |

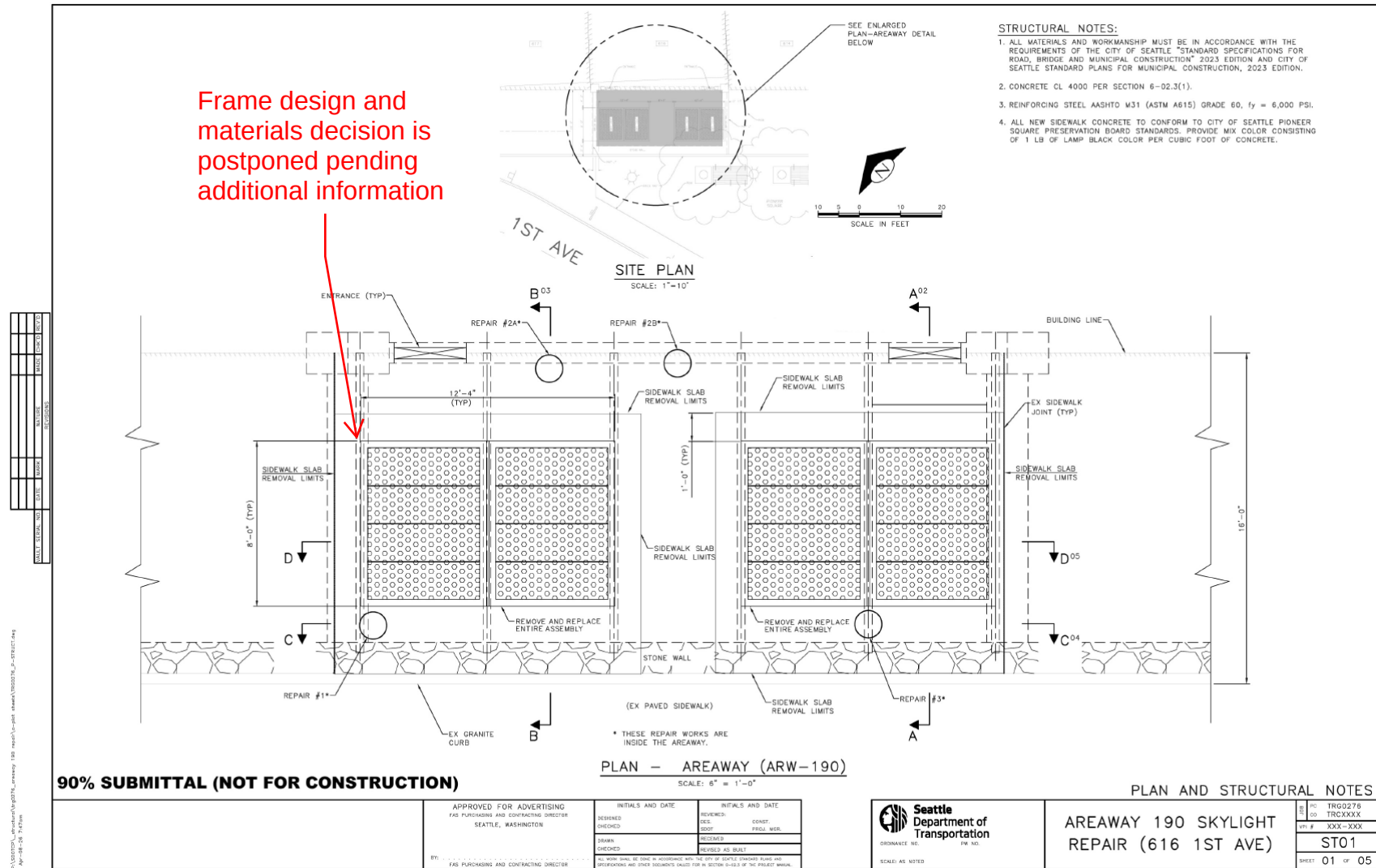


- Fabricate new skylight assembly
- Reconstruct concrete ledge supporting frame
- Remove and replace portion of sidewalk between joint lines of

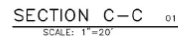


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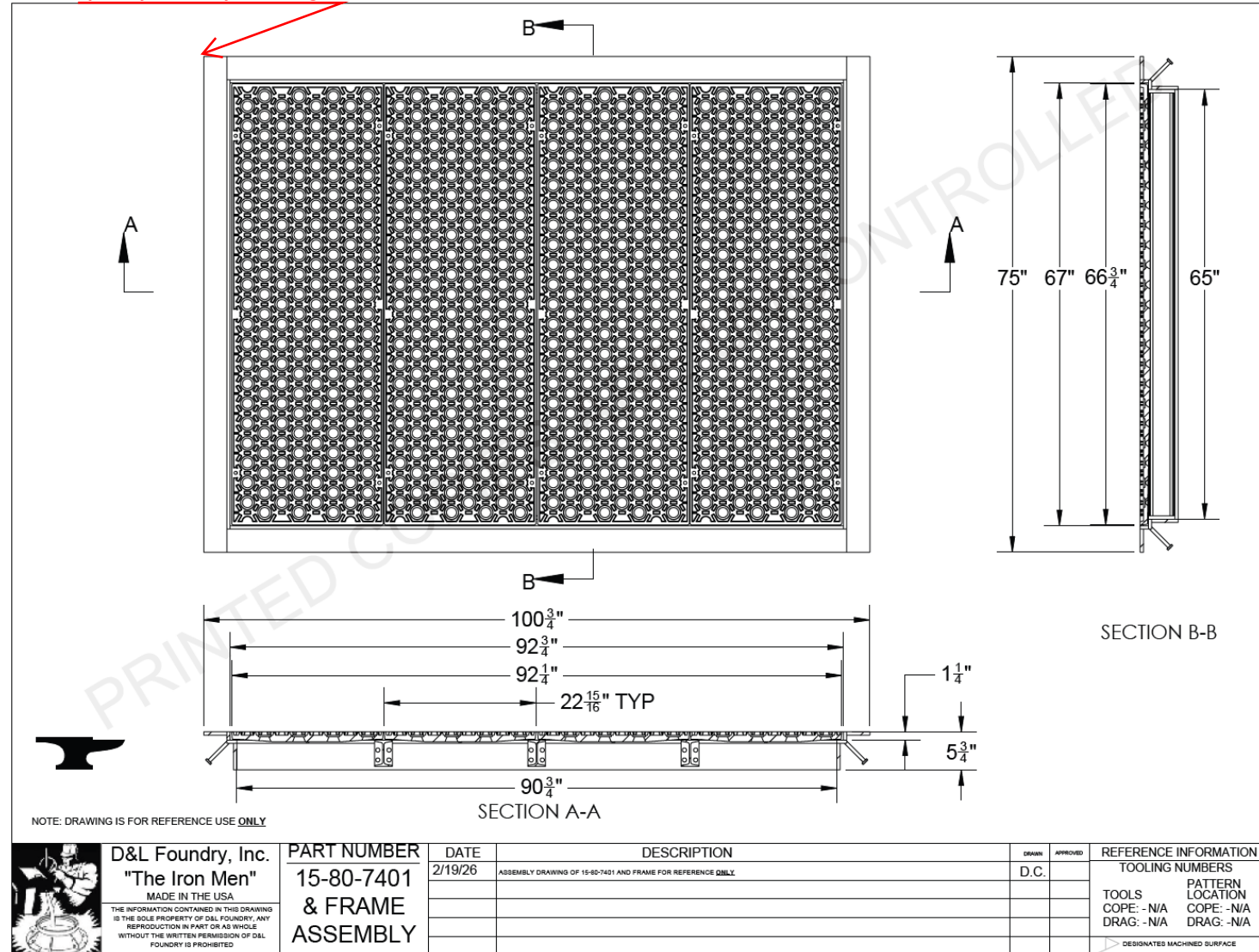
Frame design and materials decision is postponed pending additional information



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# Sky light Assembly

Frame design and materials decision postponed pending more information

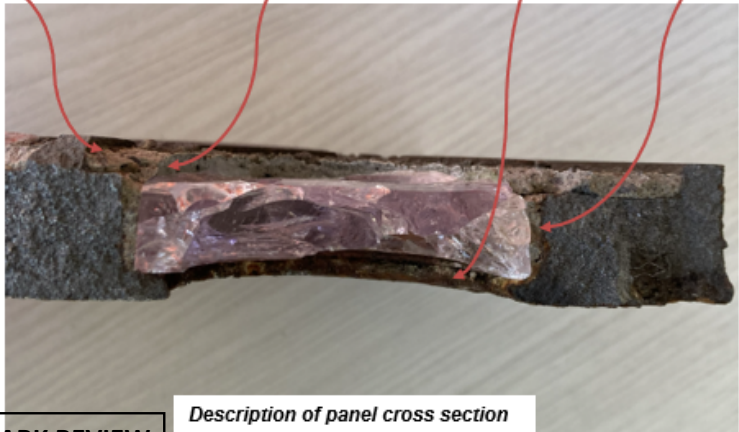
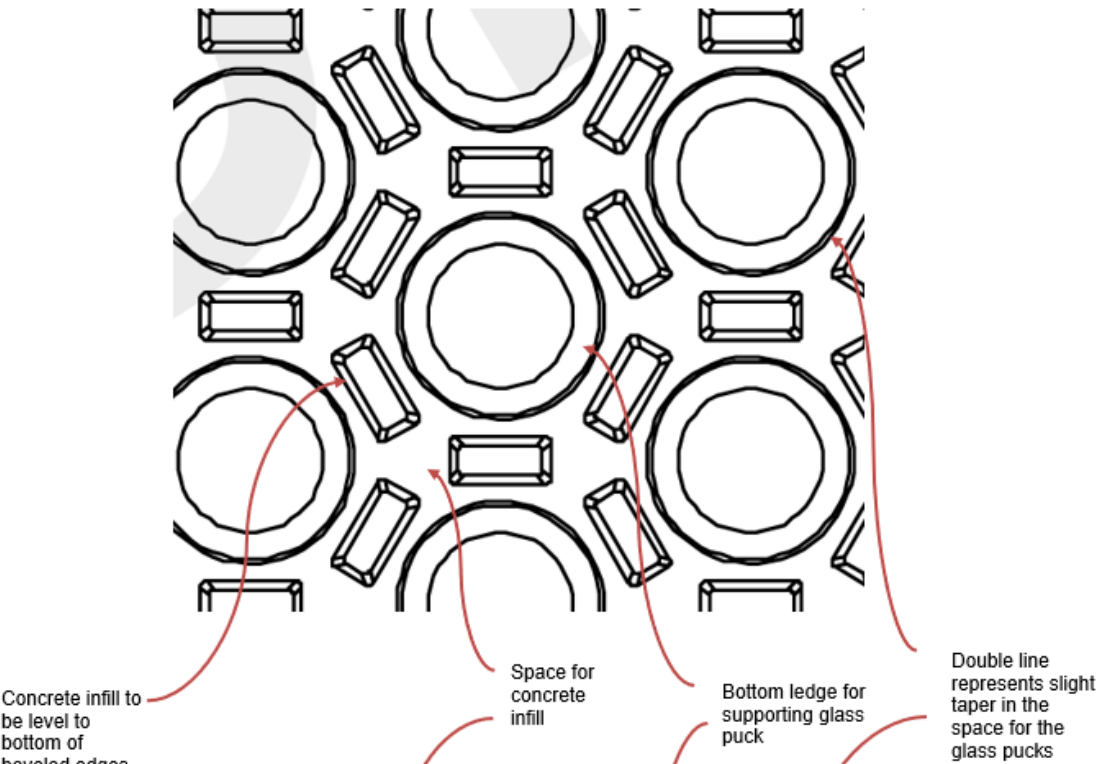


## SPECIAL DISTRICT AND LANDMARK REVIEW

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# Sky light Assembly



Description of panel cross section

# Sky light Assembly

- Need to satisfy current design requirements
- Mitigate hazards
- Dimensional changes:
  - The depth of the cast-iron panels increased: 7/8" to 1.25"
  - The depth of the frames increased: 4.5" to 5.75"
- Material changes:
  - Frame: change from cast-iron to stainless steel (long term durability concrete to cast iron contact cause rusting that will lift the frame up, create trip hazard)
  - Concrete infill material: switch from concrete sand mix, to an epoxy based cementitious material with sand mix (long term durability, will not change appearance)
- Appearance:
  - Stainless steel frame
    - Dull luster to create a matte finish
    - Chemical coloration or electro-chemical coloring can be utilized to
  - Epoxy Based cementitious infill material
    - Color of material
  - Glass pucks
    - Color of material: clear vs lavender
    - Surface appearance: clear or matte finish

Frame design and material decision postponed pending additional information



## SPECIAL DISTRICT AND LANDMARK REVIEW

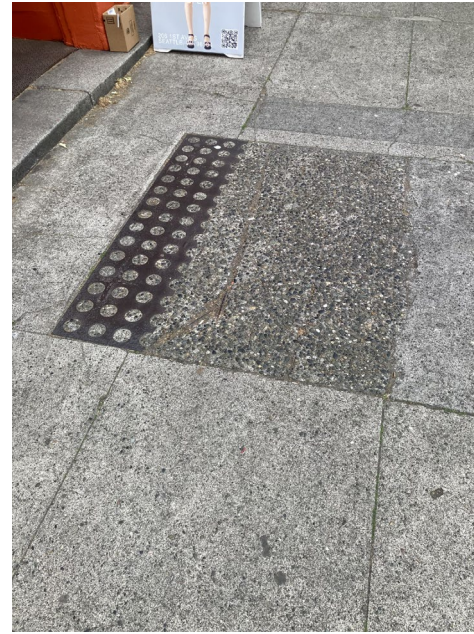
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# Sky light Samples



112 S Washington



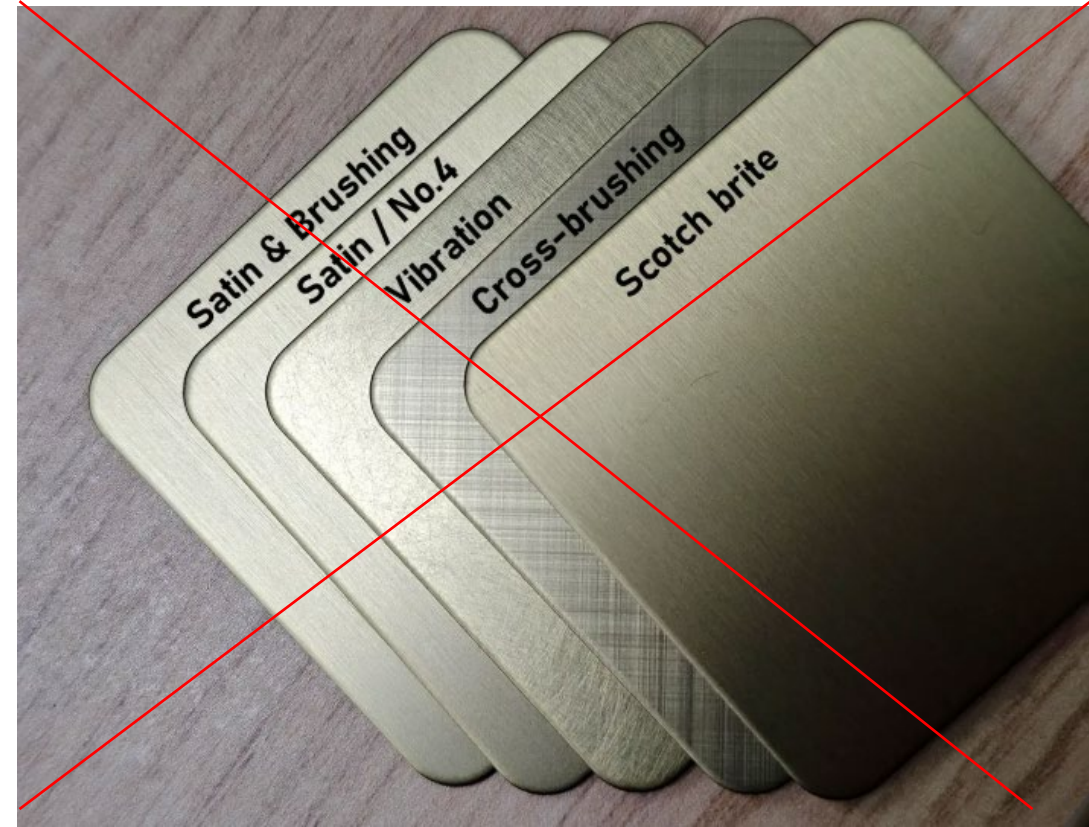
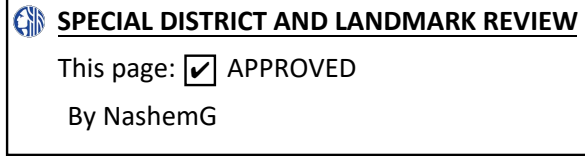
206 1<sup>st</sup> Ave S



301 1<sup>st</sup> Ave S

# Sky light Assembly

- Appearance:
  - Stainless steel frame
  - Epoxy Based cementitious infill material

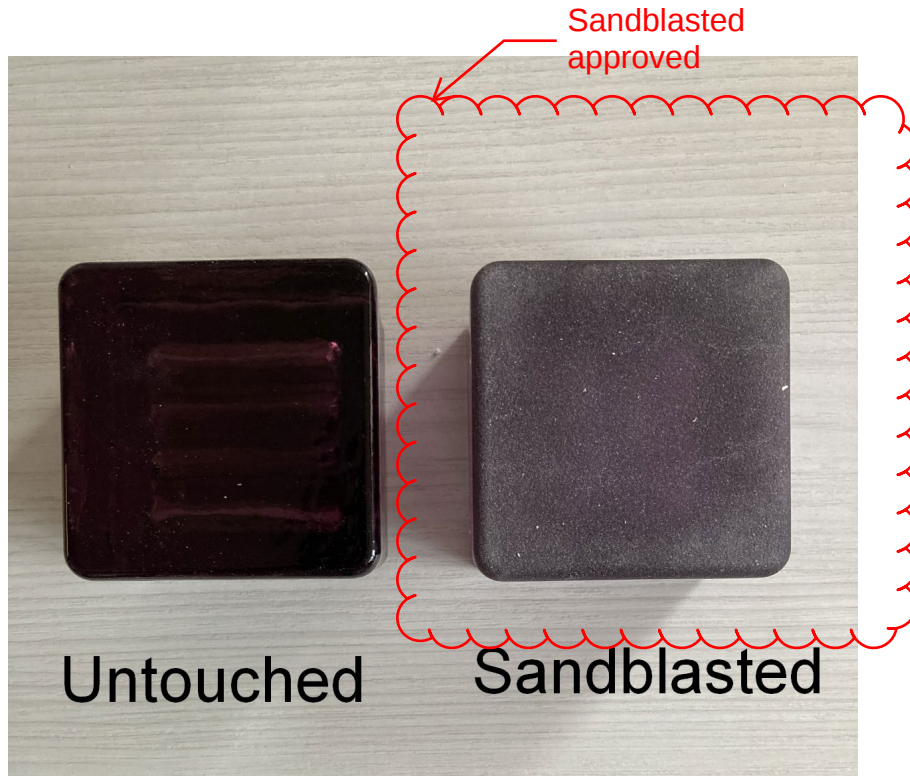


Material and design  
decision postponed  
pending additional  
information

# Sky light Assembly

- Appearance:
  - Glass prism

 **SPECIAL DISTRICT AND LANDMARK REVIEW**  
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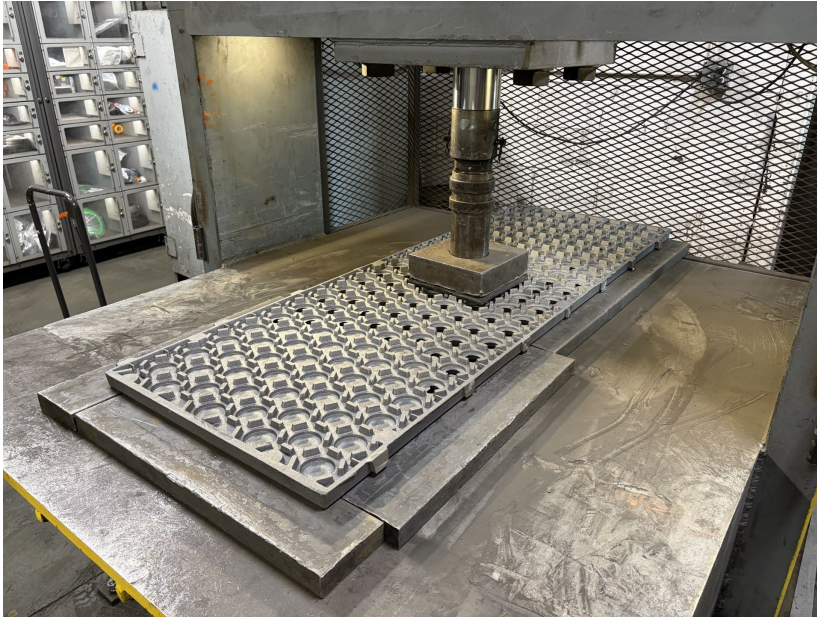
# Sky light Assembly



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# Questions?