



The City of Seattle

Pioneer Square Preservation Board

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PSB 55/23

Staff REPORT

for Board meeting March 15, 2023

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.

031523.41 East West Streets Project of the Waterfront

S Main St and S Washington St

Presenters: Therese Casper

Change of material in the right of way for the strip separating the driving lane from the parking lane

Staff report: On March 1, 2023, the Board was briefed about the change to the materials to the materials approved in Certificate of Approval 14422 for the East West Streets project. During the meeting Board members expressed support for the change of the parking strip material. Additional information is provided in this application.

Draft Motion: I move to recommend granting a Certificate of Approval for:
Change of material to aggregate concrete in the right of way for the strip separating the driving lane from the parking lane.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *March 31, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Seattle Municipal Code

23.66.030 Certificates of Approval required

- A. 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

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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.

23.66.190 - Streets and sidewalks.

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

Pioneer Square Preservation District Rules

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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- G. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

- H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

Issued: March 10, 2023

Genna Nashem
Pioneer Square Preservation Board Coordinator