



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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PSB 110/21

Staff REPORT

for Board meeting July 21, 2021

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.

072121.31

7th 7th

108 2nd Ave S

Amendment to streetscape improvement in previous Certificate of Approval PSB25719

Staff report: This application adds additional landscaping to a triangular shape of land in the 2nd Ave S public right of way between the property entry sidewalk and the public sidewalk, adjusts the location of bike racks and the size of previously proposed planting beds.

The proposal makes a proposal for paving the alley with asphalt for the width of the alley and the length of the project. Any remaining cobble will be removed and salvaged. While no alley work was discussed in the previous presentation, the plans showed a thin strip and a square box in the alley as asphalt and the plans were approved. However, there is more work needed and SDOT standards would require that the alley would need to be restored at least to the center line. The proposal is for the full width of the alley.

While the District Rules say that the alley should be restored with existing historic materials when available or another unit paver, the Board may consider the following:

The overall condition of the alley at present. This alley had been nearly intact with sandstone cobbles in 2006 when the Contessa project removed and relayed the cobble behind their building twice. Since then, there has been unapproved work in the alley with the cobble not restored. Most of the cobble is now missing except from behind the Contessa building. The rest of the alley is a mix of asphalt, concrete, concrete with lines drawn in the size of cobbles, and small patches of cobble.

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

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In 2012 The Board approved Seattle City Light to replace conduit in the alley south of this project. The Board had asked them to coordinate with one of the unapproved projects to restore the alley the full width. SCL said that there was not enough cobble to restore the whole width of the alley and was to come back with a restoration plan. That has not happened to date. The applicant has retired.

When reviewing alleys eligible for the “Nord Design”, which would retain the existing brick/cobble at the building edge out of pedestrian paths, weaving in new brick from Mutual Materials, and new stone. The Board thought that this alley should be eligible and that would improve the ADA accessibility more than an alley restored in cobble. There are no proposals for a full alley repaving at this time but the project does have an alternative proposal to install just the new brick from Mutual Material in a strip along the edge of the building and asphalt for the rest of the alley the length of the project. However, this would be more difficult installation than all asphalt and if the full length of the alley were to be repaved with the “Nord Design” in the future, it is likely that that strip would have to be removed to implement the “Nord Design.”

Note that the plans show some work on the sidewalk at the neighboring building. The areaway has a rating of substantially altered. I have reviewed the proposed plans, which identify that the areaway was built with the sidewalk separate from the areaway lid and photos of the interior of the areaway. The proposed sidewalk will be in-kind maintenance.

Draft Motion: I move to recommend granting a Certificate of Approval for:
Changes to the streetscape on 2nd Ave S including adding a new planting area.
Paving the portion of the alley with asphalt for the length of the project with asphalt. All remaining cobble in this area will be salvaged and stored at an SDOT lot for future use.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 21, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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.

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers. Hanging baskets with seasonal flowers are recommended.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

XVIII. ALLEYS

- A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be preserved as part of alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

Secretary of Interior's Standards

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

Issued: July 15, 2021

Genna Nashem
Pioneer Square Preservation Board Coordinator