



The City of Seattle

## Pioneer Square Preservation Board

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PSB 251/22

### Staff REPORT

for Board meeting Sept 7, 2022

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.

**120722.31**      **Metropole Building**  
423 2<sup>nd</sup> Ave

Matt Aalfs

Rehabilitation of the areaway including new structural lid, sidewalk, waterproofing, prism glass skylights, lighting, power, ADA ramps and in-kind repair to the alley paving.

Staff report: The Board previously saw this proposal as a briefing on August 3, 2022. The Board generally supported the project to make the space safe to use and thought that replacing the missing prism lights helped to mitigate for the loss of the brick arches in the ceiling of the areaway and the street wall. The Board acknowledged that there was a high volume of traffic on this street and a bus stop along the areaway. The applicant also noted that the street wall leaks into the space.

One detail that were not in the previous briefing was the discovery of a contractor stamp in the sidewalk. Hans Pederson was a prominent build in Seattle after the Great fire of 1889 but also constructed roads and sidewalks. The stamp also is inscribed in the concrete sidewalk along Prefontaine Way South next to the Prefontaine Building for which he was documented as the contractor. It was not previously known if Hans Pederson was the contractor for the Metropole building or the sidewalk. The Board should discuss if this stamp is a historic feature that should try to be salvaged and reinstalled when the sidewalk is replaced or other documentation as mitigation.

Draft Motion: I move to recommend granting a Certificate of Approval for: Rehabilitation of the areaway including new structural lid, sidewalk, waterproofing, prism glass skylights, lighting, power, ADA ramps and in-kind repair to the alley paving. The stamp in the sidewalk should be salvaged and reinstalled in the new sidewalk.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 7, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 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 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.

**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.

- 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.

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.

#### B. Sidewalk Prism Lights

The glass sidewalk prism lights are one of the unique elements in the District, and their retention is required. The Board maintains the right to require applicants for sidewalk repair to repair sidewalk prism light panels and individual prism lights that have deteriorated into a state of disrepair. (7/99)

### XVIII. AREAWAYS

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's Standards

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.
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.
  
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.

Issued: December 1, 2022

Genna Nashem  
Pioneer Square Preservation Board Coordinator