



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 57/21

Staff REPORT

for Board meeting ~~May 5, 2021~~ May 12, 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.

051221.21 Light pole and areaway

515 2nd Ave and areaway from Yesler to 2nd Ave

Installation of small cell antennas on a new pole and alterations of the areaway

Staff report: This application was originally presented on April 21st and was tabled so that the applicant could provide more information. The Board requested an additional photo where the tile was more clearly visible. They also asked if the applicant to determine if the equipment box could be placed in the areaway to reduce the visual impact to the facilities in the District.

The City of Seattle has adopted guidelines for the installation of small cells on poles in the city. Small wireless facility attachments are discouraged in Historic Districts. Therefore, the applicant is supposed to provide documentation that there are no other alternatives and the need for the small cell installation at this location.

If the Board is satisfied that there are no alternatives in this area, the Board should next consider the impacts to the areaway. The areaway where the work is proposed is rated as "substantially intact, notable" the highest rating. In the areaway below the location where the pole is proposed to be replaced is proposed a new support column. The footprints of the trapezoid column is proposed to be 8 feet tall, 3.5 feet wide in front and appears to be longer against the wall and is 2.8 feet deep on one side and 4.3 feet on the other side. Visible in the photos is a rubble wall and tile floors from the original Seattle Hotel building.

The antennas appear to comply with the standards as they are 23.8 inches by 13.8 inches and extend 15 inches from the pole and are 23 feet above the sidewalk. The enclosed accessory box is supposed to be the smallest possible. In this case 40 inches by 16 inches by 12 inches is below the maximum size.

The plans say that they will reuse the existing bronze base.

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

"Printed on Recycled Paper"

Draft Motion 1: I move to recommend granting a Certificate of Approval for: Installation of the small cells and alterations to the areaway including to cover the existing rubble wall and tile floor. (If conditions or mitigation is added specify that here.)

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 12, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Draft Motion 2: I move to recommend denying a Certificate of Approval for installation of small cells and alterations to the areaway because small cell installations are discouraged in historic district the City design guidelines and in this case the installation triggers a new column to be built in the areaway which will cover the rubble wall and tilework and the District Rules say that historic features such as stone walls and tilework shall be preserved.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 12, 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.

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

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)

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

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.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

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.

Design standards for small wireless facilities on poles in the public place

E. Standards applicable to small wireless facilities on all poles in the public place

E1. Location preferences

E1a. Small wireless facility attachments are discouraged on poles that are:

- i. Within the Waterfront Seattle Project Area (see Exhibit F-1)
- ii. Within Parks' Boulevards
- iii. Within Historic or Landmark Districts
- iv. Adjacent to a designated Landmark

E1b. If a site is proposed in a location listed in E.1.a above, the applicant shall submit documentation that the location preferences have been evaluated. Documentation shall include the applicant's written evaluation of alternate locations a radius of 250 feet from the proposed location either on existing or replacement poles or on a structure on private property that is outside of the areas in E.1.a.

D. Standards applicable to small wireless facilities on metal poles

iii. Panel Antenna

Panel antennas are allowed provided they are no taller than 36 inches, no wider than 14 inches, and no further than 16 inches from the pole's surface measured at the antenna's outer edge (measured to the furthest extent taking into account antenna tilt). Panel antennas shall be flush mounted to the pole (and in no case greater than 6 inches off the pole to allow for antenna tilt).

Multiple panel antennas, up to a maximum of three antenna enclosures, may be allowed provided that each antenna (and its enclosure, if applicable) shall not be greater than 3 cubic feet in volume.

Panel antennas shall be sited at the same approximate elevation on the pole. Panel antennas shall always be at 15.5 feet or more above grade and shall be oriented towards the top of the pole. Panel antennas shall be located as close as technically feasible to the streetlight or streetlight arm. A setback of 12 inches between the panel antenna and the streetlight or streetlight arm is required. Antennas shall not interfere with the intended illumination pattern.

vi. Accessory Equipment

The equipment shall be placed in the smallest enclosure feasible for the intended purpose. Only one cabinet, not including the disconnect, is allowed. The cabinet, minus the disconnect, shall be no greater than 48 inches long by 16 inches wide by 16 inches deep. All pole-mounted equipment shall be located at least 15.5 feet above the ground. The equipment enclosure and all other wireless equipment associated with the pole, including wireless equipment associated with the antenna and any pre-existing equipment associated with the site, and conduit, may not exceed 28 cubic feet in volume.

Issued: ~~April 29, 2021~~ May 12, 2021

Genna Nashem
Pioneer Square Preservation Board Coordinator