



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 172/22

Staff REPORT

for Board meeting August 17, 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.

081722.21 **East West Streets project**
Main Street

Staff report: On July 6, 2022, The Board reviewed the application for the East West Street project of the Waterfront. The Board requested more information on the reasons for the demolition of the three 3-globe light fixtures. The demolition of the light fixtures was removed from the application at that time so that the remainder of the application could be approved. The applicant has submitted the information for review that the Board had requested.

In 2021 SCL applied to replace some 3 globe light poles and the Board added a caveat that if during removal the light poles were not found to be filled that the bronze base would be reinstalled instead of replacing. I have added that caveat to the motion in the Board would like to add it to this approval too.

Draft Motion: I move to recommend granting a Certificate of Approval for: Demolish 3 historic Chief Seattle bronze base three globe streetlights and replace with 3 new Chief Seattle bronze base three globe streetlights, except that if the Chief Seattle Bronze bases are found to be salvageable during removal, they will be re used rather replaced.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *August 17, 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.

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard.

Secretary of Interior's Standards

1. 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 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: August 10, 2022

Genna Nashem
Pioneer Square Preservation Board Coordinator