



The City of Seattle

Pioneer Square Preservation Board

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PSB 150/21

ARC REPORT

for Board meeting September 15, 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.

091521.31 **2nd Ave Ex S Street Lighting**

Demolish 8 historic Chief Seattle bronze base three globe streetlights and replace with 11 new streetlights in the same style. Reconstruct the existing circuit on both sides of the 2nd Avenue Extension ROW between South Washington and South Main. Add 3 street tree pits.

Staff report: According to a historic report previously provided to the Board the bronze bases were installed between 1927 and 1930. The three globe light fixtures were installed in 1970 are replicas of the original 1910 light fixtures. Generally, the light poles, not including the bronze bases are painted a dark green. It is unknown why the existing light poles in this area are a mix of white and brown. In other instances where this has occurred the Board has asked that the poles be painted the dark green to match the majority of Pioneer Square poles.

There is an areaway at the Union Gospel Mission (Ace Hotel Building). This areaway was previously documented to not extend to the curb. The line represents the interior of the areaway. It is unclear what the width of the areaway wall is and if there is room to excavate the full width shown on the plans in this area.

There are areaways on the other side of the street. The areaway at the Apex building at the corner of Washington and 2nd Ave Ext is filled. The areaway at the Humback building in the center of the block is open and recently structurally reinforced. The plans show an outline of the interior of the areaway at this location. It is unclear what the width of the areaway wall is at this location as well. The plans show that the location of the new light fixture overlaps the interior line of the areaway wall. It is unclear what the impact would be on the areaway. An alternative solution may be needed for this location. Currently all light poles are located at the curb. This proposal intends to set back the poles from the street curb.

ARC report: ARC members Alex and Lynda reviewed the plans provided. ARC and the applicant discussed that the width of the areaway walls are unknown so that some changes to the location of light post installation will need to be made once excavation uncovers the edge of the street wall. SCL wants to avoid impacting the areaway wall. There are two locations on the northwest side of 2nd Ave Et S that are close to the line defining the interior of the areaway wall which will likely need adjustment. The applicant also said that they would reuse any bronze bases if they were found to be not filled with concrete. The applicant explained that the SDOT will return with an application for the planting of the trees and the tree pit covering. ARC recommended approval with the specification that impacts to the areaway wall are to be avoided and that any light pole bases that were found to not have concrete filling will be reused rather than replaced.

Draft Motion: I move to recommend granting a Certificate of Approval for: Demolish 8 historic Chief Seattle bronze base three globe streetlights and replace with 11 new streetlights in the same style, except that any bronze bases that are found to be not filled with concrete are to be re-installed; Reconstruct the existing circuit on both sides of the 2nd Avenue Extension ROW between South Washington and South Main; Add 3 street tree pits. The approval does not include tree species to be planted or the tree pit covering.
All as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 15, 2021* 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.

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)

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (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.
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: September 9, 2021

Genna Nashem
Pioneer Square Preservation Board Coordinator