



The City of Seattle

Pioneer Square Preservation Board

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PSB 114/23

Staff REPORT

for Board meeting May 3, 2023

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.

050323.32 Burke Building - Sidewalk and Areaway

160 S Jackson St

Amendment to previous Certificate of Approval PSB 14221. Damaged areaway to be filled with controlled density fill

Staff Report: In 2021, the Board reviewed and approved repair to the areaway that included removing two bays of the brick arches to rebuild the sidewalk after a truck drove on the sidewalk causing a portion of the sidewalk and areaway ceiling to cave in. During construction they discovered concerns for the areaway wall that would require additional alterations to the areaway. The building has areaways on S Jackson and Occidental which are rated as substantially intact areaways and the remainder of the areaway is used for underground tours. This portion of the areaway is separated from the areaway on tour by a City Light vault so would not have the ability to ever be part of the tour. While it is the goal of the guidelines to retain areaways, the Board could consider circumstances of the areaway, including the condition and the extent of alterations that would be necessary to repair the areaway, if it were not filled, the location on the corner of the alley and possibility of future damage, and the amount of the areaway affected compared to areaway that is accessible to the public. The Board has approved controlled density fill after considering repair in special circumstances.

Draft Motion: I move to recommend granting a Certificate of Approval for: Rebuild the sidewalk including alterations to the areaway ceiling and structurally reinforce the areaway for two panels as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2023 public

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The Seattle Department of Neighborhoods**

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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.

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

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: August 12, 2021

Genna Nashem
Pioneer Square Preservation Board Coordinator