



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 70/24

ARC/Staff Report for ARC meeting March 13,2024

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.

031324.41	<p>Areaway</p> <p>117 S Main St</p> <p>Applicant: Seattle City Light</p> <p>Proposed: Structural enhancement of the areaway and replacement of the hatch that contains purple prims glass with a grated hatch and new prism panel</p>
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ARC/ Staff report:

This proposal was last seen in August of 2023. The Board asked for additional information about the prisms and grating including:

- An Explanation of how much venting was required for the vault.
- Consideration of replacing the prism glass panels.
- More information as to how the previous installation was considered and approved previously.
- The applicants have provided an alternative that provides more venting by adding grates and replaces the prism panel on one panel.

The minutes in the archive are vague and there are no stamped plans to refer to. The minutes reflect that an application for the vault was approved in 1977 with the vault to be mechanically vented. A separate application for the sidewalk and prism was approved after “revisions incorporated their previous recommendations.” Minutes reflected that at the same time the Board had briefings on a 1977 streetscape and areaway study that identified that the Board discussed that sidewalk prism glass was a significant feature of the district

and should be retained. They assumed the Board may have required that Seattle City Light include the prism lights in the panel as mitigation for removing an existing historic prism light panel while allowing for the needs of the electrical system.

Other repairs replacing rusted beams in the areaway are common.

Code Citations:

Seattle Municipal Code

23.66.030 Certificates of Approval required

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

Rules for the Pioneer Square Preservation District

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

3. Each property will be recognized as a physical record of its time, place and use.

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.

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