



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 203/23

### Staff REPORT

for Board meeting August 2, 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.

080223.33

#### **Public Right of Way**

Vault in the areaway

117 S Main St

Record number: DONH-COA- 00800

Structural enhancement of the areaway and replacement of the hatch that contains purple prism glass with a grated hatch

Staff report: The existing hatch has purple prism glass imbedded into it. The records in the application indicate that the hatch was installed in 1977. At time of writing, I was not able to review records of the 1977 review and approval as they would be in offsite storage, but I did locate a 1977 streetscape and areaway study that identified that the Board discussed that sidewalk prism glass was a significant feature of the district and that they should be retained. I am assuming that the 1977 vault project was proposing to remove an existing prism panel based on the pattern of other prism panels in sidewalk at this location so 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 but allowing for the needs of the electrical system. There are other locations of grated hatches in the sidewalk in Pioneer Square. It is unknown if these locations ever had prism glass panels.

Draft Motion: I move to recommend granting a Certificate of Approval for:  
Structural enhancement of the areaway and replacement of the hatch that contains purple prism glass with a grated hatch.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *August 2, 2023* public meeting and forward this written recommendation to the Department of Code Citations:

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

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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.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

XVII. SIDEWALK TREATMENT

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)

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.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
10. New additions and adjacent or related new construction will be taken 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: July 27, 2023

Genna Nashem  
Pioneer Square Preservation Board Coordinator