



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 146/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Byrant Elementary School 3311 NE 60th Street

Features and Characteristics for which a Certificate of Approval is required:

The entire exterior of the 1926 school building and the 1931 addition, including the roofs and the playcourts; and the site if the change proposed is to add new structure(s), to assure that the new structure's location and design is compatible with the 1926 building and the 1931 addition.

Designated under Standard: C and D

Summary of proposed changes: Proposed replacement of glass at historic wood windows.

Note: The proposed maintenance and in-kind repairs of the wood windows and adjacent materials will be reviewed by the Landmarks Coordinator.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed glass replacement at Bryant Elementary School, 3311 NE 60th Street, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 120916.
 - a. The select existing windows are original and part of the character defining features of the building. Although the glass appearance will be altered, the size of the window components allow for a VIG installation that maintains the muntins and divided lites of the original wood window sashes.

2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant is seeking to replace glazing with a Low-E vacuum insulated glass (VIG) assembly for improved thermal and acoustical performance. For panes that are too small for the VIG product, a Low-E laminated glass will be used.
 - b. The applicant is seeking to improve interior conditions and comfort for the building occupants, and improve how the building envelope performs resulting in reduced energy consumption.
 - c. No alternatives were requested as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.