



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 208/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

South Park Neighborhood Center / former Fire Station 26 8201 10th Avenue St

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

The site; and the exterior of the 1920 building (including the portion that is now part of the contemporary addition's interior).

Designated under Standard: C and D

Summary of proposed changes: Proposed replacement of 13 wood windows with aluminum-clad wood windows.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed window replacement at the South Park Neighborhood Center / former Fire Station 26, 8201 10th Avenue S, 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 127083.
 - a. The existing windows are original and part of the character defining features. However, the proposed replacement window muntin configuration, scale and profiles will be similar to the original sashes, and will be located in the same plane as the existing windows within the original masonry openings. The original wood frames and trim will remain intact.
 - b. The proposed color change is to make the sash and frames a single color (black), and create more visual consistency with the other existing black building details and

- features, including the exterior person doors, masonry coping, roof soffits, rafter tails, gutters and downspouts.
- c. The wood window sashes will be donated so that they can be reused and diverted from the landfill.
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 new windows with an insulated glass assembly for improved acoustical and thermal performance, to benefit their staff and tenants, improve the building's energy performance, and reduce their operating costs.
 - b. The Landmarks Preservation Board has previously approved aluminum-clad wood windows to replace wood windows at other landmark buildings.
 - c. The South Park Neighborhood Center serves vulnerable communities and has requested window replacement in lieu of restoration to avoid adverse construction impacts on their visitors and staff members.
 3. The factors of SMC 25.12.750 C, D and E are not applicable.