



The City of Seattle
Landmarks Preservation Board

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LPB 206/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

**Queen Anne High School
215 Galer Street**

Features and Characteristics for which a Certificate of Approval is required:
The exteriors of the buildings (except the auditorium); the site; and portions of the interior.

Designated under Standard: C, D, E and F

Summary of proposed changes: Proposed select replacement of terra cotta units that were broken during structural repairs. Use glass fiber reinforced concrete (GFRC) masonry units in lieu of terra cotta.

Note: The Landmarks coordinator has been reviewing the ongoing in-kind repair work.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select GFRC units at the former Queen Anne High School, 215 Galer 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 ORD 112274.
 - a. The proposed replacement of the masonry units is necessary because the historic fabric was damaged while making necessary structural repairs.
 - b. The replacement units will match the original size, profile, and appearance.
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 use of GFRC in lieu of terra cotta is a reasonable substitution due to sourcing, and will have similar physical properties.
 - b. No alternatives were requested as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #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.