



The City of Seattle
Landmarks Preservation Board

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LPB 227/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

**Sand Point Naval Air Station Landmark District – Building 9 /
Mercy Magnuson Place
7101 62nd Avenue NE**

Features and Characteristics for which a Certificate of Approval is required:
See Ordinance No. 124850.

Summary of proposed changes: Proposed replacement of 13 pairs of historic wood entry/exit doors on the east façade with aluminum and fiber-reinforced polymer (FRP) composite doors.

Background:

The applicant briefed the Sand Point Naval Air Station Landmark District ARC on July 14. Three of the five committee members were present at the meeting. Everyone acknowledged the challenging security issues, but had varied feedback on the proposal. One committee member did not support replacing the doors and thought they should be repaired. The two other committee members thought the proposed door replacement was reasonable, due to the condition of the wood doors. There was support for both the stained finish and the painted finish options, with no consensus on a recommendation. The applicant, separately briefed the Landmarks Preservation Board's ARC on July 31. The Landmarks Preservation Board members who were in attendance can summarize their feedback.

The Sand Point Naval Air Station Landmark District Guidelines recommend preserving historic entry doors as a priority. But, replacement of historic doors may be undertaken if they are too deteriorated to repair and/or function. Replacement doors should closely match the size and design of the historic door and frame members. Consideration may be given to the use of compatible substitute materials based on technical and economic feasibility, as long as the essential design and character of the door is replicated.

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 door replacement at Building 9 – Mercy Magnuson Place, 7101 62nd Avenue NE, 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 124850.
 - a. The original wood doors are character defining features. However, they have been rebuilt/restored so many times they are now beyond repair, as illustrated in the condition survey.
 - b. The proposed replacement doors will have a trimmed panel in the bottom half and glazing in the top half, using a 6-pane configuration of simulated divided lites, to be similar in scale and profile to the original doors.
 - c. The existing wood frames and trim will remain intact.
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 existing paired doors have a fundamental strength issue, and a center post cannot be added due to code requirements. Providing stronger, stiffer door construction like the aluminum/FRP door assembly is a necessity.
 - b. The applicant evaluated replacing the wood doors in kind, and determined that new wood doors would not address their needs for increased security, heavy-duty usage, and combatting vandalism.
 - c. The applicant evaluated replacing with steel doors but determined that the aluminum/FRP door assembly was a better product, and more similar in appearance to the wood doors for compatibility with the building's character.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. The Board approves the specified stained wood grain finish or smooth painted finish on the door exteriors, as submitted.