



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 270/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

La Quinta Apartments 1710 E Denny Way

Features and Characteristics for which a Certificate of Approval is required:
A portion of the site, and the exterior of the building.

Designated under Standard: B, D, and E

Summary of proposed changes: Proposed replacement of concrete barrel tile roofing with a synthetic composite barrel tile roofing.

Note: The Landmarks coordinator reviewed the in-kind repair/maintenance work at the soffits.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed roof replacement at La Quinta, 1710 E Denny Way, 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 126567.
 - a. The proposed replacement roofing will have a similar scale, form, and pattern, with a color that is compatible with the original material palette.
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 original concrete tile roof is in great disrepair and no longer viable to maintain.

- b. The alternate material will help reduce weight on the historic wood-frame structure, a consideration that has been given to other Landmarks.
 - c. The proposed roofing product is an alternative to the applicant's initial proposal and more compatible with the building's original design.
- 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.