



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 323/23

Property Name: Leona Apartments

Address: 916 Queen Anne Avenue N

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

The site and the exterior of the building.

Designated under Standards:

D

Summary of proposed changes: Replacement of the original windows, and select doors.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the Leona Apartments, 916 Queen Anne Avenue N, 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 122818.*
 - a. The removal of the original windows will change the character of the building. But the applicant has demonstrated their need based on the conditions of the windows, and other existing conditions of the building and site.
 - b. The proposed replacement windows will have a similar configuration, intending to be compatible with the massing, size, scale, of the architectural features.
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.*

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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- a. Based on the Board's feedback on May 3, 2023, the applicant provided the additional information requested, and modified the proposed division and profiles of the window sashes to be more compatible with the original form.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

Issued: September 14, 2023