

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 105/23

Property Name: Montlake Elementary School

Address: 2409 22nd Avenue E

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

The site; the exteriors of the main building and covered play areas; and the following elements of the classroom interiors: original wood entry doors, built-in wardrobes, built-in storage, chalkboards, wood trim, and wood floors.

Summary of proposed changes: Proposed exterior rehabilitation including select window replacement, alterations to the chimney height, select demolition of covered play areas and the furnace room at the rear of the building. Proposed site alterations for accessibility, landscape improvements, and a new 3-story building addition with a mechanical penthouse. [Note: proposed interior classroom alterations will be submitted under a separate Certificate of Approval application.]

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 and rehabilitation, select demolition, site/landscape alterations, and new building addition at Montlake Elementary School, 2409 22nd Avenue E, as per the attached submittal.

EXPLANATION AND FINDINGS

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 124778.
 - a. While the proposal includes selective building demolition, the covered play areas and furnace room are less significant features at the rear of the building, and their removal will allow for the building rehabilitation and expansion.

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- b. While the proposed building additions on the north and west sides of the property are large, their location behind the historic building is subservient to its massing, and the aligned main roof level and setback penthouse of the north wing do not compete with the historic building form.
- 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 team presented informal design briefings to the Architectural Review Committee (ARC) and Landmarks Board (Board) throughout the development of the project's design, and received positive feedback from the Board members present, including the following meetings:
 - 1) ARC April 15, 2022
 - 2) Board June 1, 2022
 - 3) ARC September 30, 2022
 - 4) ARC January 27, 2023
 - b. The applicant presented four massing options, including additions in different locations. All of the informal Board member feedback supported the current proposal because it offered the most spatial relief to the historic building.
- 3. With regard to SMC 25.12.750 E, for Seattle School District property that is in use as a public school facility, educational specifications.
 - a. The proposed additions are needed to accommodate the increased student population proposed for the property, and meet the criteria outlined in the Seattle Public Schools educational specifications.
- 4. The factors of SMC 25.12 .750 C and D are not applicable.
- 5. The proposed work as presented is consistent with the following <u>Secretary of Interior's Standards for Rehabilitation</u> as listed below (or cite other applicable standards):

<u>Standard #9</u>: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

<u>Standard #10</u>: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.