



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 239/22

Property Name: Black Manufacturing Building

Address: 1130 Rainier Avenue S

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

The site and exterior of the building.

Summary of proposed changes: Raise the grade on the north side of the building to meet the sidewalk at Rainier Avenue S, blocking up adjacent basement window openings, construction of a new 9-story building on the north end of the site joined to the historic building by a below-grade tunnel, and a landscaped courtyard between the new and historic buildings.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for alterations to the building exterior and site, including the development of new 9-story building at the Black Manufacturing Building, 1130 Rainier Avenue S, 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 121215.*
 - a. The proposed alterations to the north facade of the designated building are minimal, and this portion of the building has previously been altered.

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- b. While the new 9-story building is located on the north end of the designated site, it is physically separate above grade, and reads like a neighboring property.
 - c. The Board supports the proposed departure related to setbacks, as the massing of the new tall building with deep courtyards is a historic precedent, and makes it a better neighbor to the landmarked building.
- 2. The factors of SMC 25.12 .750 B, C, D and E are not applicable.
- 3. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

Standard #9: 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.

Standard #10: 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.