



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 238/22

Property Name: Pacific Architect & Builder Building

Address: 1945 Yale Place E

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

The site, the exterior of the building, and the roof/ceiling interior from the spring point of the vaults upward.

Designated under Standards:

D and E.

Summary of proposed changes: Proposed select replacement of aluminum windows with aluminum windows, and wood stops with wood stops, and a change to the glass assembly to reduce heat gain and improve thermal performance.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select replacement of windows at the Pacific Architect & Builder Building, 1945 Yale Place 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 125523.*

- a. The select replacement of wood stopped in glazing will be in-kind and the select replacement of aluminum window frames is generally in-kind. Although the aluminum frame dimensions and finish are slightly different, the sash sizes and placement within the openings will be the same. The operation will also be the same except for the change to fixed sashes at the less visible south façade.
 - b. The appearance of the glass is slightly greener, but the owner has demonstrated the need for improved performance and this is the next step up.
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 use of exterior shading devices would be more impactful to the building's appearance and may not be effective.
 - b. The use of interior shades has not been effective.
 - c. Applied films would also change the appearance of the glass, but would not perform as well as an insulated glass assembly.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.