



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 266/22

Property Name: Metropolitan Press Printing Co. Building

Address: 2107 Third Avenue

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

See Ordinance 124550.

Summary of proposed changes: Proposed mural painted directly on portions of the south and west masonry elevations (secondary elevations).

Staff Comments: The Secretary of the Interior Standards for Rehabilitation does not recommend putting a coating on or painting unpainted brick. Portions of the south elevation featured a painted wall sign dating prior to designation. It appears that other portions of previously unpainted masonry on the south and west elevations have been painted recently to cover graffiti. The owner may have explored the costs associated with paint/graffiti removal, but they did not provide that as a part of this application.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for proposed painted mural at the Metropolitan Press Printing Co. Building, 2107 Third Avenue, 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 124550.*
 - a. The proposal includes painting a mural on brick masonry, portions of which had been previously painted as a wall sign dating prior to designation, and portions have been painted more recently to cover graffiti.
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. Given that the brick masonry has now already been painted and that graffiti is a constant issue, a mural is reasonable means to deter graffiti in this instance.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.