



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 262/22

Property Name: Wagner Floating Home

Address: 2770 Westlake Avenue N, Unit 10

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

The exterior of the house, and the floating log foundation/platform that supports it.

Designated under Standards:

B, C, and D.

Summary of proposed changes: Removal of brick chimney, and replacement of door and windows including some associated alterations, as submitted.

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 Wagner Floating Home, 2770 Westlake Avenue N (Unit 10), 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 126576.*
 - a. The proposed replacement of wood doors is essentially in-kind.
 - b. The proposed replacement of wood windows with aluminum wood clad sashes and insulated glass assemblies within the existing openings is similar in size and profile, with some changes to window operation, and minor dimensional differences.
 - c. The other changes to the windows do not detract from the character of the house.

- d. The brick chimney dates to the 1980s, and is no longer functionally necessary.
- 2. With regard to SMC 25.12.750 C, *the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any law, statute, regulation, code or ordinance.*
 - a. The proposed changes to some of the windows are necessary for improved natural ventilation, and means of emergency egress.
- 3. The factors of SMC 25.12 .750 B, D and E are not applicable.
- 4. 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.