



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 344/22

Property Name: Space Needle

Address: 219 4th Avenue / 400 Broad Street

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

The site and exterior of the building.

Summary of proposed changes: Proposed new elevator cabs, related hoistway improvements, rooftop equipment, and penthouse alterations; and alterations to exit stair enclosure.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the elevator, penthouse, and stair alterations at the Space Needle, 219 4th 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 119428.*
 - a. The proposed changes to the elevator cabs, penthouse, and stair enclosure are minor in scale and appearance.
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 owner explained the need for increased elevator capacity to better serve visitors and staff.

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The Seattle Department of Neighborhoods**

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3. 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 other law, statute, regulation, code or ordinance.*
 - a. The elevator system needs to be replaced for improved safety and reliability.
4. The factors of SMC 25.12 .750 D and E are not applicable.
5. 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.