



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 451/22

Property Name: Nathan Eckstein Middle School

Address: 3003 NE 75th Street

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

The site, the exterior of the building, and the interior of the auditorium.

Designated under Standards:

D and E.

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

Note: This approval does not include other building envelope improvements being contemplated, related to glass block, wood doors, roofing, masonry, flashings, etc.

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 Nathan Eckstein Middle School, 3003 NE 75th Street, 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 the Report on Designation.*
 - a. The select replacement of the steel windows is generally in-kind. Although the 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.

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- b. The appearance of the glass is slightly greener, but the owner has demonstrated the need for improved performance.
- 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 is more impactful to the building's appearance and will 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.
- 4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

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.