



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 474/22

**Property Name:** Fire Station 13

**Address:** 3601 Beacon Avenue S

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

The site, and the exterior of the building (excluding the 1987-87 addition).

**Designated under Standards:**

C, D and F.

**Summary of proposed changes:** Proposed selective replacement of non-historic windows on the north side, first floor.

**Note:** *There are two possible motions provided below, pending the outcome of your deliberation. If you are contemplating denying the application, I recommend giving the applicant the opportunity to table the application (rather than have a vote), so that they may explore other alternatives.*

### PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed selective replacement of windows at Fire Station 13, 3601 Beacon Avenue S, 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.*

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The Seattle Department of Neighborhoods**

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- a. The existing windows proposed for replacement have been previously altered and are not original. The historic steel windows were removed in the 1980s. The window openings are original, with the exception of the east end, previously altered in the 1980s project.
  - b. The dimensions and profiles of the proposed fiberglass window components are slightly different than the non-historic windows aluminum windows they are proposed to emulate, but the overall proportion and operation would be similar to the existing non-historic condition.
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 applicant did not present alternatives, as they are seeking a higher level of thermal and acoustical performance specific to the proposed fiberglass window product.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

#### **PROPOSED MOTION FOR DENIAL**

I move that the Seattle Landmarks Preservation Board deny the application and issue a Certificate of Approval for the proposed selective replacement of windows at Fire Station 13, 3601 Beacon Avenue S, as per the attached submittal.

#### **EXPLANATION AND FINDINGS**

This action is based on the following:

*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.*

The applicant did not present other alternatives, that may be considered more visually and materially compatible with the features of the landmark, as per the Secretary of Interior's Standards for Rehabilitation, Standards #6 and 9.

*Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

*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.*