



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 195/25

STAFF REPORT ON CERTIFICATE OF APPROVAL

Georgetown Steam Plant 6605 13th Avenue S

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

The entire structure, all existing parts of the entire steam producing and electricity generating systems within the Plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meters, panels and gauges.

Designated under Standard: C and D

Summary of proposed changes: Proposed accessible ramp at entry; retroactive proposal for new exterior scaffolding exit stair; retroactive alterations to interior stair handrails and guardrails; and retroactive alterations to Ash Room oil pipe, select areas of floor, and overhead brick at select boiler.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the building alterations at the Georgetown Steam Plant, 6605 13th Avenue S, as per the attached submittal.

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 111884.
 - a. The added ramp and stair have a minimal connections at the building exterior, and although the stair visually obscures features of the building, it is an interim egress solution, not a permanent one.
 - b. The stair handrail and guardrail alterations are easily reversible and the materials are consistent with the industrial character of the building interior.

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The Seattle Department of Neighborhoods**

- c. The alterations to the oil pipe and select areas of the floor are to improve pedestrian access to portions of the interior and are easily reversible.
 - d. The removal of portions of overhead masonry is a necessary interim safety measure, not a permanent one. The masonry will be preserved on site, to be reinstalled as part of future rehabilitation/restoration work.
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. No alternatives were requested, as the proposals seemed reasonable.
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 proposed changes to the handrails and guardrails, and the necessity for a ramp and exit stair are to address code requirements.
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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.