



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 272/24

STAFF REPORT ON CERTIFICATE OF APPROVAL

Fremont Crossing / former Bleitz Funeral Home 316 Florentia Street

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

The site (excluding Lots 1, 2, and 3), and the exterior of the building (excluding the 1989 and 1991 additions).

Designated under Standards: C, D, and F

Summary of proposed changes: Landscape alterations for new outdoor play areas for children, with perimeter and interior fences and gates.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed landscape alterations and fencing at the former Bleitz Funeral Home, 316 Florentia Street, 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 126017.
 - a. The proposed fencing and play areas do not diminish views of the historic building.
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 provided, and none were requested by the Board.

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. Safety fencing, gates, and surface materials are necessary to satisfy regulations for outdoor child care spaces.
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.