



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 323/24

STAFF REPORT ON CERTIFICATE OF APPROVAL

Bel-Roy Apartments 703 Bellevue Avenue E

Features and Characteristics for which a Certificate of Approval is required:
The site, and the exterior of the building.

Designated under Standards: D, and E

Summary of proposed changes: Replace two louvers on the south façade with single sash windows, to fit within the existing openings in the concrete wall; for the bike room, and a new office. Enlarge a third opening on the south façade within the existing brick to accommodate a new window for a bedroom; using a divided lite sash to be similar to historically compatible replacement windows in the building.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the Bel-Roy Apartments, 703 Bellevue Avenue E, 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 123857.
 - a. The replacements of vents with windows has no adverse effect.
 - b. The proposed bedroom window does not follow the pattern of the historic window locations, but it has low visibility and does detract from the façade.
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.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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- a. The design team did not present alternatives, as the proposal seemed reasonable.
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 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.