



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 116/24

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 Standards: C and D

Summary of proposed changes: Retroactive approval to discard balcony and stair on the south façade that were removed without approval.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board retroactively approve the application and issue a Certificate of Approval for demolition of the south balcony and stair 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. Demolition of the balcony and stair affect the integrity of the south façade.
However, _____.
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 owner believes the balcony and stair cannot be rehabilitated.

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The Seattle Department of Neighborhoods**

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3. The factors of SMC 25.12 .750 C, D and E are not applicable.

Suggested Language for Denial:

I move that the Seattle Landmarks Preservation Board deny the retroactive Certificate of Approval application for demolition of the south balcony and stair at the Georgetown Steam Plant, 6605 13th Avenue S.

This action is based on the following:

1. The exterior balcony and stair are part of the “entire structure” that is included in the designated features of the Landmark, as per Ordinance 111884.
2. Standard practice for temporary removal is to protect historic building elements in a safe place, so that they can be reinstalled and potentially rehabilitated following the completion of maintenance. This did not occur, causing further deterioration of the balcony and stair elements.
3. Demolition of the balcony and stair adversely affect the designated features of the landmark, resulting in a loss of historic material and a loss of integrity on the south façade, contrary to the Secretary of Interiors Standard for Rehabilitation #9, and SMC 25.12.750.A.
4. No alternatives have been provided for consideration, per SMC 25.12.750.B.
5. It is recommended that the applicant return to the Landmarks Preservation Board to discuss how the exterior balcony and stair will be reinstalled to reflect the configuration and condition that pre-existed its removal, and to discuss any potential alterations or rehabilitation that may be needed.