



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 162/23

Property Name: Leona Apartments

Address: 916 Queen Anne Avenue N

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

The site and the exterior of the building.

Designated under Standards:

D

Summary of proposed changes: Replacement of the original windows, and select doors.

PROPOSED MOTION 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 Leona Apartments, 916 Queen Anne Avenue N, 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 122818.*
 - a. The removal of the original windows will change the character of the building. But the applicant has demonstrated their need based on the condition of the windows and their conclusion that they cannot be repaired and restored.
 - b. The proposed replacement windows will have a generally similar configuration, intending to be compatible with the massing, size, scale, of the architectural features.
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.*

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The Seattle Department of Neighborhoods**

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- a. No alternatives were presented, but the attendees at the March 31, 2023 ARC felt the proposed window product was reasonable.
 - b. The ARC members noted that the added cost specified by the applicant to use an arched mullion was not reasonable.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

OR

PROPOSED MOTION FOR DENIAL

I move that the Seattle Landmarks Preservation Board deny the application and not issue a Certificate of Approval for the proposed exterior alterations at the Leona Apartments, 916 Queen Anne Avenue N, 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 122818.*
 - a. The removal of the original windows will adversely impact the character of the building, and the applicant has not sufficiently demonstrated their need for replacement based on the condition of the windows.

Issued: April 28, 2023