



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 298/25

STAFF REPORT ON CERTIFICATE OF APPROVAL

Gas Works Park

1901-2101 N Northlake Way

Features and Characteristics for which a Certificate of Approval is required:
The entire site, including the exteriors of all buildings and structures.

Designated under Standard: C, E, and F

Summary of proposed changes: Selective removal of former maintenance platforms, stairs, ladders and supporting structure, including the length of pipe and supports on the west side that extend over the boundary fence.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed selective removal of maintenance access equipment, appurtenances, and associated supports at the former gas generating equipment in Gas Works Park, 31901-2101 N Northlake Way, 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 Ordinances 121043.
 - a. Selective removal of built elements in the vicinity of and attached to the tanks/towers will change the overall 'texture' of the former gas generating equipment, but the applicant has demonstrated the reasonableness of the proposal to further deter access to and potential climbing of the structures.
 - b. The Gas Works Park Report on Designation (LPB 148/99) notes that the "Towers are of a scale and form easily perceived from any location around Lake Union" and "the contrast of these monolithic forms superimposed on the city skyline is unique and visually exciting." These tank/tower silhouettes will be simplified by the select

removal of built elements, but the overall monolithic forms and grand scale identified in the Report on Designation will remain intact.

- c. The proposed select removal of elements is consistent with the existing condition of other tanks/towers that are sited outside the fenced area.
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. In response to Board feedback, the applicant re-evaluated the proposed scope of work for the elevated pipeline on the west side. The applicant determined that expanding the fenced area will have a number of challenges. Alternatively, they will endeavor to retain more of that structure inside the fence line, while removing the lengths of pipe that extend over the fence. They will assess if the remaining horizontal pipe and supports are sound, and if there are hazardous material concerns. This decision will be made in the field, and the outcome will be communicated to the Landmarks Board coordinator before removal occurs.
 - b. In response to Board feedback, the applicant re-evaluated the proposed scope of work for selective removal of elements attached to the tanks/towers. The applicant's contractor will endeavor to keep some elements at higher elevations if they determine them to have sound supports and remain consistent with the goal to deter access and climbing. These decisions will be made in the field, and the outcome will be communicated to the Landmarks Board coordinator before removal occurs.
 3. The factors of SMC 25.12.750 C, D and E are not applicable.