



The City of Seattle
Landmarks Preservation Board

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LPB 298/25 rev

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. They will endeavor to retain the full length of pipe (shown as orange/yellow in the drawing set). They will assess in the field if there are structural and/or hazardous material concerns. If there is any need for a change in scope due to condition, this will be fully documented and communicated to the Landmarks Board coordinator in advance of removing any material.
 - 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. They will endeavor to retain the steel framing and guardrails (shown as orange/yellow in the drawing set). They will assess in the field if there are structural concerns. If there is any need for a change in scope due to condition, this will be fully documented and communicated to the Landmarks Board coordinator in advance of removing any material.
 3. The factors of SMC 25.12.750 C, D and E are not applicable.