



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 360/25

STAFF REPORT ON CERTIFICATE OF APPROVAL

Coca Cola Bottling Plant 1313 E Columbia Street

Features and Characteristics for which a Certificate of Approval is required:
The exterior of the building and a portion of the site (per legal description).

Designated under Standard: D and F

Summary of proposed changes: Proposed replacement of two original windows on the east facade.

Note: Proposed replacement of the non-historic overhead door on the east façade will be approved administratively.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select window replacement at the former Coca Cola Bottling Plant, 1313 E Columbia Street, 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 123294.
 - a. The existing windows are original and part of the character defining features. However, the proposed replacement window operation, muntin configuration, scale and profiles will be similar to the original sashes, and will be located in the same plane as the existing windows within the original masonry openings.
 - b. The proposed windows are consistent with a previous window system utilized in the building, that was approved by the Landmarks Board circa 2010.

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 applicant is seeking new windows with an insulated glass assembly for improved thermal performance and clear vision glass, to benefit the staff that use this space.
3. The factors of SMC 25.12.750 C, D and E are not applicable.