



The City of Seattle

Landmarks Preservation Board

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

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LPB 74/26

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 structures, including the length of pipe and supports on the west side that reside outside the existing 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, 1901-2101 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 outside the fence, or 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, and to help protect Seattle Parks & Recreation staff who maintain the property.
 - 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 the Board’s requests in September and October 2025 for additional analysis to justify removal of the proposed features, the applicant has provided a letter of opinion from a Structural Engineer, and an analytical report from a Biomechanical Engineer and Human Factors Scientist, demonstrating the necessity for the proposed selective demolition. This information has been supplemented by letters provided in March 2026.
 - b. In response to the Boards reiterated request in January 2026 to preserve more of the appurtenances at the tops of the tanks/towers, the applicant has revised their proposal to maintain more elements of the upper silhouettes.
 - c. In response to the Boards reiterated request in January 2026 to preserve more of the west pipe assembly, the applicant has revised their proposal to maintain the sections of pipes and supports that reside within the existing fence.
3. The factors of SMC 25.12.750 C, D and E are not applicable.