



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 72/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Seattle Brewing & Malting Company Office Building 6010 Airport Way S

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

The entire exterior of the buildings, excluding the postwar addition to the east side of the General Offices building and the metal addition at the northernmost end of the property and the fruit packing facility on the southeast end of the property; including the site, and the interior of the main hall of the General Offices building and those elements of the mezzanine/balcony which are visible from the main hall.

Designated under Standard: C, D and F

Summary of proposed changes: Construction of two, new enclosed offices in the main hall atrium space. Alterations to mezzanine office walls and doors visible from the main hall. Alterations to main hall, including: new lighting, floor refinishing, removal of steam radiators, new signage, and removal/infill of a ground floor door opening.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed interior alterations at the Seattle Brewing & Malting Company Office Building, 6010 Airport Way S, 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 ORD 116973.
 - a. The proposed ground floor offices alter the open volume of the main hall space, but the method of attachment will be low impact and reversible.
 - b. The proposed alterations to the non-historic office enclosure at the mezzanine will be similar in appearance to the current condition.

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 applicants adjusted the proposal to be responsive to the Board's feedback. No major alternatives were requested by the Board.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.