



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 115/26

### STAFF REPORT ON CERTIFICATE OF APPROVAL

#### **Shannon & Wilson Office Building 3652-3670 Woodland Park Avenue N**

Features and Characteristics for which a Certificate of Approval is required:  
The site (Lots 1-4), and the exterior of the building.

Designated under Standard: B, C, D, E, and F

Summary of proposed changes: Rehabilitation of the historic building, including exterior and site alterations, and new residential structures on a portion of the landmark site; a 4-story building on the east side, and an 8-story building on the south side.

#### **Suggested Language for Approval:**

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed alterations to the building exterior and site, and construction of two new residential buildings at the Shannon & Wilson Office Building, 3652-3670 Woodland Park Avenue N, 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 125623.
  - a. Proposed alterations to the west and north storefronts and windows are minor.
  - b. Proposed new glazing and openings on the less visible east and south facades minimize adverse effects.
  - c. Construction of the new residential buildings does not appear to adversely affect the historic building.

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 was responsive to the Board's feedback, with major changes to their overall approach for the introduction of new development on the site, and reconfigured their adaptive reuse of the historic building to help preserve the features of the primary west and north facades.
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.