



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 187/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Lake City Library 12501 28th Avenue NE

Features and Characteristics for which a Certificate of Approval is required:
The site; the exterior of the building; and the interior of the building, excluding floor coverings, movable furniture and book stacks.

Designated under Standard: D, and E

Summary of proposed changes: Select site improvements and removal of trees in conjunction with construction of a new 8-story building on the north edge of the library site. The new building will be a two-story community center with six stories of affordable housing above.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site alterations and construction of a new 8-story building on the Lake City Library property, 12501 28th Avenue NE, 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 121105.
 - a. The plaza area and removal of trees are not historic and altering them will not adversely affect the features of the library.
 - b. The new residential building/community center is on the far (north) edge of the property and will not adversely affect the features of the library. The new construction is a great distance from the historic building, with a large open space and previously approved building addition residing between the landmarked library

and the new structure. The new 8-story building will reside primarily on a separate property that is not landmarked.

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. No alternatives were requested as the proposal appeared reasonable.
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.