



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 104/23

Property Name: Bressi Garage

Address: 226 1st Avenue N

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

The exterior of the two garage buildings, and their interior trusses and roof decking.

Designated under Standards:

C, and D.

Summary of proposed changes: Exterior alterations, select modifications to trusses, and penthouse addition with roof deck.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed alterations and addition at the Bressi Garage, 226 1st 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 Ordinance 125643.*
 - a. The addition changes the massing of the building, but the setbacks on the north and west sides help mitigate its impact.
 - b. The necessary added height of the penthouse is influenced by the historic building's curved roof form, accommodating mechanical ductwork above the roof to be less impactful to the historic timber trusses and decking, and to allow the depth of new structure that will span the below-grade tunnel.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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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 proposed addition is significantly less impactful than a full floorplate penthouse, or a multi-storied addition.
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 *(or cite other applicable standards)*:

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

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.