



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

**LPB 412/23**

### **STAFF REPORT ON CERTIFICATE OF APPROVAL**

Name and Address of Property: **Swedish Club – 1920 Dexter Avenue N**

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

The site, the exterior of the building, and a portion of the interior (including the 2-story lobby, open stair, and landing/hallway at the top).

Designated under Standards: C, D, and F

Summary of proposed changes: New rooftop mechanical equipment and conduit feeds to address increased.

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

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed mechanical equipment at the Swedish Club, 1920 Dexter 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 126303.
  - a. There is existing rooftop mechanical equipment, so the proposal is consistent with an existing condition, although increasing the total amount and size of units.
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. Much of the original mechanical equipment is failing and/or not meeting the building's HVAC needs.

- b. Providing the equipment at grade is a challenge for space and security reasons.
  - c. The applicant studied alternative conduit runs that resulted in fully concealing most of the feeds to the roof, and mitigating visual impacts at the building exterior.
  - d. In response to public comment, the applicant relocated a number of the rooftop units further away from the roof's edge, to be less impactful to ground level views of the building.
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.

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.