



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 165/24

STAFF REPORT ON DESIGNATION

U.S. Immigration Station and Assay Office 815 Seattle Boulevard South

Legal Description:

Lots 11 through 16, inclusive, Columbia and Puget Sound Railroad Replat of Part of Block 283, Seattle Tide Lands, according to the plat thereof recorded in Volume 12 of Plats, page 88, in King County, Washington; EXCEPT that portion of said Lot 11 for 5th Avenue South under Ordinance No. 23569; TOGETHER WITH that portion of vacated alley pursuant to Ordinance No. 106650 recorded under Recording Number 7708110554, described as follows: Adjoining Lots 7 through 16 of said Replat, lying northwesterly of the southwesterly prolongation of the southeasterly line of Lot 16 of said Replat and lying southeasterly of a line produced southerly from the most westerly corner of Lot 11 of said Replat to the most easterly corner of Lot 7 of said Replat; AND ALSO TOGETHER WITH that portion of vacated 5th Avenue South pursuant to Ordinance No. 106650 recorded under Recording Number 7708110554. EXCEPT that portion of said premises conveyed to the State of Washington by deed recorded under Recording Number 8906140008.

On June 5, 2024, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property and scheduled a public meeting to be held on July 17, 2024.

Staff recommends consideration of the following features and characteristics (consistent with Preservation Covenant Zones 1 and 2 in the 2008 Memorandum of Agreement regarding the subject building):

- The site.
- The exterior of the building.
- The following first-floor interior spaces: the central entry vestibule and lobby area, the east and west entry vestibules, the corridors that extend off the lobby/vestibules, and the first floor level of stairwells No. 1 and 2.

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

"Printed on Recycled Paper"

This recommendation is based upon satisfaction of the following designation standards of SMC 25.12.350:

- A. It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

Suggested Language for Approval of Designation:

“I move that the Board approve the designation of the U.S. Immigration Station and Assay Office at 815 Seattle Boulevard South for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, C, D, and F; that the features and characteristics of the property identified for preservation include: the site; the exterior of the building; the following first-floor interior spaces: the central entry vestibule and lobby area, the east and west entry vestibules, the corridors the extend off the lobby/vestibules, and the first floor level of stairwells No. 1 and 2.

Issued: July 10, 2024