



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 44/23

STAFF REPORT

Address: 4914 Rainier Ave S.

Applicant representative: Frank Gross, building owner

Summary of proposed application:

Exterior alterations: Proposed replacement of the second-story siding material on the west façade.

See attached plans and photographs.

Additional comments:

- The building was constructed in 1914 and is listed as a contributing building in the Columbia City National Register District. The building was rehabilitated in 1999.
- In 2021, staff administratively approved an application for replacement of the cladding on the south façade. Large wooden panels were replaced with Hardi panel siding.

On Feb. 7, 2023, the Columbia City Review Committee reviewed the application. Following Committee review, members supported the proposal, with the recommendation that the work includes the narrow band that wraps the south corner, from the parapet to the sidewalk. The Committee members considered the fact that the current wood lap siding is not original and is in need of repair and/or replacement. They also considered that the proposed work is above the storefront level and matches the siding on the majority of the south façade.

PROPOSED MOTION

I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior alterations at 4914 Rainier Ave. S., with the following conditions:

- 1) The new lap siding, window trim and parapet will match the existing in dimension and profile; and,
- 2) The siding will wrap the south corner to include lap siding from the parapet to the ground, so that the siding will be consistent on the west and south facades.

This action is based on the following:

The proposed exterior alterations meet the following sections of the Secretary of the Interior's Standards:

Secretary of the Interior's Standards #2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

*Although this proposed does not meet the precise intent of the **Columbia City Landmark District Design Guidelines/Specific #2** or **Secretary of the Interior's Standard #6** (listed below), the Board agrees with the Columbia City Review Committee's determination that the proposal appears to be reasonable because:*

- 1) the level of deterioration necessitates removal or replacement;*
- 2) the proposal does not adversely affect the historic character of the building or the Columbia City Landmark District; and,*
- 3) the proposed work is compatible with other materials on the building, in scale and profile and is located primarily on the second story.*

GUIDELINES/SPECIFIC

2. Building Materials and Fixtures. Integrity of structure, form and decoration should be respected. Building facades should be brick, wood or other materials that are keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

Secretary of the Interior's Standards #6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.