



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 62/55

STAFF REPORT

Address: 3834 S. Edmunds St. – private residence

Record number: DONH-COA-01584

Applicant representatives: Rachel Seymour and Andrew Birck, homeowners

Summary of proposed application:

Exterior alterations: Proposed exterior alteration to infill a window on a secondary façade.

See attached plans and photographs.

The Columbia City Review Committee (CCRC) received a briefing on the proposal on February 4, 2025. The Committee unanimously supported the proposal on the basis that the opening is on a secondary façade and the façade where the window is located has previously been altered. The CCRC will formally review the application and make a recommendation on Tuesday, March 4, 2025.

Additional information:

The home was constructed in 1920. The original openings appear intact, but the home has been moderately altered. The home is located outside of the Columbia City National Register District.

SUGGESTED LANGUAGE FOR APPROVAL

I move that the Landmark Preservation Board recommend approval of a Certificate of Approval for exterior alterations to infill the window on the east façade, at 3834 S. Edmunds St., as proposed.

This decision is based on consideration of the application submittal and discussion at the March 5, 2025 public meeting of the Landmark Preservation Board.

This action is based on the following applicable Secretary of the Interior Standards:

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

GUIDELINES/GENERAL

5. The inventory of contributing buildings, spaces, historic uses, historic views, and present uses should be respected and maintained.

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 in keeping with the historic character of the district. Exterior light fixtures shall be in keeping with the historic character of the District.
3. **Building Surface Treatments:** Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted masonry surfaces. Painted surfaces shall be:
 - a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or
 - b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District. Local paint stores have an "historic colors" palette that may be useful as a guide. The Board Coordinator also has a palette of historic colors that may be used as reference.

Secretary of the Interior's Standards

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.