



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 251/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Ballard-Howe House 22 W Highland Drive

Features and Characteristics for which a Certificate of Approval is required:
The site and the exterior of the house.

Designated under Standard: C, D, E and F

Summary of proposed changes: Proposed removal of a double hung window at the rear of the house and replacement with a smaller French-casement style window to match one on the opposite side of the fireplace.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed window alteration at the Ballard-Howe House, 22 W Highland Drive, 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 108226.
 - a. The goal is to create what may have been an original configuration of matching windows flanking a fireplace, and will be compatible with the character.
 - b. The alteration will not adversely affect the appearance of the house exterior.
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. No alternatives were requested.

3. The factors of SMC 25.12.750 C, D and E are not applicable.