



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 269/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Harvard Mansion / Bellamont 2706 Harvard Avenue E

Features and Characteristics for which a Certificate of Approval is required:
The site, the exterior of the house, and the first-floor interior.

Designated under Standard: B, D, and F

Summary of proposed changes: Proposed replacement for four columns and four pilasters, with use of a fiberglass-reinforced polymer (FRP) in lieu of wood and terra cotta. Exterior painting with a minor change in color palette.

Note: The Landmarks coordinator has reviewed the in-kind repair work.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior painting and replacement of columns and pilasters at Harvard Mansion, 2706 Harvard Avenue E, 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 ORD 116053.
 - a. The proposed replacement elements will match the original size, profile, and appearance of the columns and pilasters.
 - b. The proposed exterior painting is a minor change to the existing appearance.
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. The proposed replacement of original columns and pilasters is necessary due to physical degradation and structural failure.
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 #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.