



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

### STAFF REPORT

LPB 213/21 REV

**Property Name:** Rosen House

**Address:** 9017 Loyal Avenue NW

**Features and Characteristics for which a Certificate of Approval is required:**

See Ordinance 121215.

**Summary of proposed changes:** Proposed construction of a 1-story addition on the south side of the house, interior changes at the kitchen, site improvements, and landscape changes.

### PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the one-story addition, interior alterations, and site/landscape changes at the Rosen House, 9017 Loyal Avenue, as per the attached submittal.

### EXPLANATION AND FINDINGS

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 121215.*
  - a. While the proposal includes an addition on the south side of the designated house, the massing, scale, and character of the addition is subservient to the historic building.

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The Seattle Department of Neighborhoods**

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- b. While the proposed changes to the site alter the layout and introduce new plantings, the overall character is compatible with the remaining features.
- 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 applicant explained the owner's need to have a larger kitchen that is suitable to the scale of the house, and the proposed location is logical based on the existing layout.
  - b. The applicant explained their desire to change the landscape to be an extension of their "living space" and their proposal preserves the large open space.
- 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 *(or cite other applicable standards)*:

*Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*