



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 12/22

### STAFF REPORT

**Address:** 1027 Summit Ave E

**Applicant representative:** Brandon Keller, Cascade Home Design

**Summary of proposed application:** Demolition of garage (retroactive) and proposed rebuilding the garage and new second story addition above the garage.

See attached plans, photographs and samples.

#### **Additional comments:**

- The house was built in 1925 at the same time the neighboring Hacienda Apartments were built, both using the Spanish Style. The house is a Category 1 building - These buildings characterize a distinctive architectural style, or contain elements of design, detail, materials, or craftsmanship which are characteristic of an architectural period. The preservation of these elements is of primary importance to the District.

On December 10, 2021 the Architectural Review Committee reviewed the briefing and recommended approval of an option that rebuilt the garage in-kind and the addition design with French doors with shutters on the front façade.

### PROPOSED MOTION

I move that the Landmarks Preservation Board approve a Certificate of Approval for demolition of garage (retroactive) and proposed rebuilding the garage and new second story addition above the garage, as proposed.

This action is based on the following:

The proposed signs meet the following sections of the District ordinance, the Harvard Belmont Landmark District Guidelines and the Secretary of the Interior's Standards:

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

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**Guidelines/Specific****C. INDIVIDUAL BUILDINGS****1. Additions or renovations**

Guideline: Additions should be sympathetic to the original design and should not, except as additions, change the character of the original structure which is being preserved.

Guideline: Preserve the visual quality of individual facades including use of materials, form and structure

Guideline: The exterior materials used for additions shall be similar to exterior materials used in the original building and should be finished in ways that are consistent with the original building.

**Secretary of the Interior Standards**

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

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.

10. New additions and adjacent or related new construction will 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.