



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 366/22

Property Name: 23rd Avenue House Group

Address: 812 23rd Avenue

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

The sites and exteriors of the houses (812, 816, 818, 822, 824, and 828).

Designated under Standards:

C, D and F.

Summary of proposed changes: Proposed addition to rear of the house.

Note: The contemporary house on this landmarked site was reviewed and approved by the Landmarks Preservation Board in 2007, under Certificate of Approval LPB 319/07.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed addition at 812 23rd Avenue, part of the 23rd Avenue House Group, 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 108732.*
 - a. The expansion of this house does not adversely impact the site or adjacent historic homes, and is not very visible.
 - b. The existing house was previously approved by the Landmarks Board, and the addition is compatible with its character.

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. Due to the constraints of the site, an addition at the rear is the most reasonable approach.

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.*