



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Staff Report

LPB 38022

Property Name: Harvard Belmont Landmark District

Address: 906 Summit Ave E

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

See SMC 25.22.090

Summary of proposed changes: Construct a new carport and rebuilt stairs

ARC/Harvard Belmont Committee Review:

Merrily Chick of the Harvard Belmont Committee and staff met with the applicant on site October 12.

PROPOSED MOTION

Proposed motion to approve: I move that the Seattle Landmarks Preservation Board issue a Certificate of Approval for constructing a new carport and rebuild stairs at 1125 Harvard Ave E as proposed.

The proposed exterior alterations meet the following sections of the District ordinance and The Harvard Belmont District Guidelines:

District ordinance

The proposed plans as presented do not adversely affect the special features or characteristics of the district as specified in SMC 25.22.

The other factors of SMC 25.12.750 are not applicable

The Harvard Belmont District Guidelines

I. STATEMENT OF INTENT AND PURPOSE

The Development and Design Review Guidelines identify the unique values of the district and are consistent with the purposes of the district and other criteria of SMC 25.22 which created the Landmark District. The guidelines identify design characteristics which have either a positive or negative effect upon the unique values of the district and specify design related considerations which will be allowed, encouraged, limited or excluded from the District when Certificate of Approval applications are reviewed.

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

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Within the District, a Certificate of Approval, issued by the Landmarks Preservation Board, is required prior to the issuance of any city building, demolition, street use, or other permits for proposed work which work is within or visible from a public street, alley or way, and, which involves:

B. SETTING

1. General

Guideline: The height of new buildings and additions should be similar to the heights of adjacent properties so that the relationship of building heights and the land contour remains the same.

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.

2. Building Components

Guideline: Building components should be similar in size and shape to those already in use along the street.

Guideline: The use of wood, brick and stucco is strongly encouraged in new construction.

Guideline: If concrete is used as a finish material special consideration shall be given to insure visual compatibility with the district.

Guideline: Maintaining variety in building materials is acceptable as long as other design criteria are met.

6. Parking:

Guideline: Granted parking is a problem in the District. Therefore, a variety of parking solutions may be necessary. Every effort shall be made to limit visibility from the street. Maximize screening of parking when it is visible from the street. When possible the parking should be located to the rear of the building, and access should be limited to a single minimum sized curb cut.