



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 424/22

**Property Name:** part of 14<sup>th</sup> Avenue House Group

**Address:** 2000 14<sup>th</sup> Avenue W

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

The site, and the exterior of the house.

**Designated under Standards:**

C, D and F.

**Summary of proposed changes:** Retroactive proposal for 1-story at-grade addition to garage on the east side of the property.

**PROPOSED MOTION FOR APPROVAL**

I move that the Seattle Landmarks Preservation Board approve the retroactive application and issue a Certificate of Approval for the garage addition at 2000 14<sup>th</sup> Avenue W, 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 108211.*
  - a. The addition changes the massing of the house. But due to the setback, height, and flat roof, it does not detract from the overall form and character of the house.
  - b. The location of the garage wall and roof do not alter the existing door and windows on the east façade of the house.
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. No alternatives were presented to the Landmarks Board. But due to the location of the driveway and configuration of the site, it appears to be the only reasonable location for a proposed expansion of the existing garage.
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.*

#### **PROPOSED MOTION FOR DISAPPROVAL**

I move that the Seattle Landmarks Preservation Board not approve the retroactive application and deny a Certificate of Approval for the garage addition at 2000 14<sup>th</sup> Avenue W, 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 108211.*
  - a. The garage addition \_\_\_\_\_ (explain the Board's reasoning).

(or provide other reasoning related to the Secretary of Interior's Standards for Rehabilitation...)