



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 193/26

STAFF SUMMARY

072126.11

Address: 3610 S. Edmunds St

Record number: DONH-COA-02174

Applicant representative: Aubrey Lemoine, Cushing Terrell

Summary of proposed application:

Exterior alterations: Proposed storefront alterations on the south façade, includes a proposal to extend the storefront system to the west, to seal the area of the closed south entrance and proposed installation of a rolldown grill for the loading dock.

See attached plans and photographs.

Staff comments:

The Angeline was constructed in 2014. The entrance was designed in response to the applicable Building Code requirements at the time, in addition to the Columbia City Design Guidelines.

Relevant land use code sections, guidelines and standards:

SMC 25.20.090 – Board meeting on certificate of approval

DESIGN GUIDELINES

13. New construction

e. Façade Composition. Use a solid-to-void ratio, or window-to-wall ratio, that is similar to that which is found on historic buildings within the block and throughout the District. Façade design must provide visual interest (depth and relief) and avoid large unbroken surface areas.

i. Commercial

A. Windows. Alignment, proportions and groupings of windows on upper floors should relate to the ground-floor building elements, as well as be sympathetic to the fenestration patterns of the historic building stock within the District.

B. Storefronts/Doors

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

1. For compatibility with the small town character of the District's commercial storefronts, design street-facing walls with multiple bays and entryways to develop an architectural rhythm consistent with other commercial buildings. Long uninterrupted walls shall be avoided.
2. To provide street-level interest that enhances the pedestrian environment, the ground floor shall have highly visible linkages with the street. The ground floor of new construction with street frontage should have generous storefront windows.
3. Canopies and awnings are encouraged.

f. Materials, Colors and Finishes. Materials commonly used on historic buildings in the District are preferred. Colors should be subdued and consistent with the historic buildings within the District.

i. Commercial

- A. Building facades should be brick, wood, stone, and stucco, or a combination thereof.
- B. Storefront materials should be brick, wood, concrete, stone, glass or tile.
- C. Wood windows and doors are preferred. Metal windows and storefront systems will be reviewed for compatibility with neighboring historic buildings. Vinyl and other synthetic materials are discouraged.

Secretary of the Interior's Standards

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.