



The City of Seattle

## Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

**LPB 260/25**

### **STAFF REPORT ON CERTIFICATE OF APPROVAL**

#### **Ballard-Howe House**

#### **22 W Highland Drive**

Features and Characteristics for which a Certificate of Approval is required:  
The site and the exterior of the house.

Designated under Standard: C, D, E and F

Summary of proposed changes: Proposed patio, walking path improvements, fountain, new select trees, a change from lawn to gravel for a single parking space at the northwest corner of the house, and installation of bollards between the rear of the house and driveway.

Note: A large portion of the proposed landscape work, recreating the lawn, replacing overgrown shrubs and groundcover, and the planting of new low-lying plantings are considered to be consistent with general maintenance. It appears that it will not adversely alter the character of the site or the house. The planting palette is provided for reference.

#### **Suggested Language for Approval:**

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed landscape alterations at the Ballard-Howe House, 22 W Highland Drive, 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 108226.
  - a. The select tree placements are consistent with existing and/or previous planting patterns on the site.
  - b. The new walking paths and patio do not detract from the house and are not highly visible due to the elevation difference between the lawn and sidewalk.

- c. The new parking space is being held back from adjacent walls of the house for protection, and added bollards along the rear elevation will offer additional protection from cars when driving and parking.
- 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 requested.
- 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:

Standard #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.