



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 73/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Moore Mansion 811 14th Avenue E

Features and Characteristics for which a Certificate of Approval is required:
The entire exterior of the house, and the site, excluding the existing fence and minor plantings, and excluding the existing garage.

Designated under Standard: B and D

Summary of proposed changes: Alterations to perimeter landscaping, fencing, and retaining. Rehabilitation of porch structure including new materials, lighting, and reconstruction of the upper guardrail using cast stone while following the original design intent.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed house exterior and landscape alterations at the Moore Mansion, 811 14th Avenue E, 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 ORD 116971.
 - a. The proposed landscape and site alterations should not adversely affect the features of the Landmark and are compatible with an existing vocabulary.
 - b. The proposed alterations to the house are intended to recreate historic fabric that has been lost or needs repair/replacement.
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 as the proposal appeared reasonable.
 - b. The use of cast stone in lieu of new sandstone at the guardrail is a reasonable substitution due to sourcing, and will have similar physical properties. The applicant will work with the Landmarks Program coordinator for review and final approval of the proposed color.
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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard #7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.