



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 285/23

Property Name: Alki Homestead / Fir Lodge

Address: 2717 61st Avenue SW

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

The site (excluding minor plantings), the building exterior; and the first floor interior (excluding the kitchen and bathrooms).

Summary of proposed changes: Proposed free-standing, enclosed outdoor seating structure behind the main building.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed free-standing, enclosed outdoor seating structure at the former Alki Homestead property, 2717 61st Avenue SW, as per the attached submittal.

EXPLANATION AND FINDINGS

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 118235.*
 - a. The proposed structure is not attached to the historic building, and due to its location behind the building it has limited visual impact.
 - b. There is no adverse impact to the site, and the work is reversible.
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.*

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The Seattle Department of Neighborhoods**

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- a. The applicant team has not presented alternatives. But due to the limited impact, no alternatives were requested by the staff or Board.
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.