



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 96/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

Admiral's House 2500 W Marina Place

Features and Characteristics for which a Certificate of Approval is required:
The exterior of the building, and the site (excluding the garage).

Designated under Standard: C, D, and F

Summary of proposed changes: Alterations to entry drive and landscaping to accommodate a vehicle turnaround, to improve vehicle circulation and safety.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site and landscape alterations at the Admiral's House, 2500 W Marina Place, 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 124135.
 - a. The proposed landscape and site alterations significantly change the topography northeast of the building, but should not adversely affect views of the house exterior, the open lawns, or scenic vistas from the building toward the water.
 - b. The proposed landscaping will provide a visual buffer for the retaining wall once it matures.
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.

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

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.