



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 471/22

CONTROLS AND INCENTIVES AGREEMENT

**Jefferson Park Ladies' Improvement Club / Turner-Koepf / Beacon Hill Garden House
2336 15th Avenue South**

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Jefferson Park Ladies' Improvement Club / Turner-Koepf / Beacon Hill Garden House at 2336 15th Avenue South, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code ("SMC"), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the Owner may make alterations or significant changes to:
 - a. The site.
 - b. The exterior of the house (excluding the 2006 addition on the north side).
 - c. The main interior stair from the first floor up to the second floor.
2. A Certificate of Approval is not required for the following:
 - a. Any in kind maintenance or repairs of the features or characteristics listed in Section I.A.1 of this Agreement.

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

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- b. Removal of trees greater than 6 inches in diameter measured 4-1/2 feet above ground, when not included in any of the following categories:
 - 1) Significant to the property's history or design as outlined in the nomination application, including but not limited to the pear tree orchard.
 - 2) A designated Heritage Tree on the City of Seattle / Plant Amnesty list.
 - 3) An Exceptional Tree per City of Seattle regulations.
- c. Removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground, provided they are not part of the pear tree orchard.
- d. Planting of new trees in locations that will never obscure the view of designated features of the landmark, physically undermine a built feature of the landmark, or adversely affect the pear tree orchard.
- e. Planting or removal of shrubs, perennials, or annuals, in locations that will never obscure the view of designated features of the landmark, physically undermine a built feature of the landmark, or adversely affect the pear tree orchard.
- f. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind, and the work will not adversely affect the pear tree orchard.
- g. Installation, removal, or alteration of the following site furnishings: benches, movable chairs and tables, movable planters, movable water features, trash/recycling/composting receptacles, and bike racks; provided they will not adversely affect the pear tree orchard.
- h. Installation and removal of temporary artwork and signage. Such installations shall be considered temporary if they:
 - 1) Can be removed without changing the building exterior or site and without requiring repair; and
 - 2) Remain in place for no more than 60 days.
- i. Installation, removal, or alteration of signage for accessibility compliance; and other signage as required by City code.
- j. Installation, removal, or alteration of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- k. Restriping or in-kind repaving of existing east side parking area.

- l. Installation, removal, or alteration of curbs, bollards, or wheelstops in the east side parking area.
- m. Removal or minor alterations to the stepped concrete plinth, sundial, and free-standing gazebo in the north yard, provided they do not increase the footprint or height of the structures.
- n. Installation and removal of the following temporary outdoor installations for special events: tents, games, stages, and performance related equipment, provided they will not adversely affect the pear tree orchard.

B. ADMINISTRATIVE REVIEW

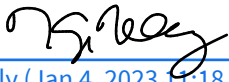
1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.
2. The CHPO shall transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical and telecommunication elements necessary for the normal operation of the building and site.
 - b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.
 - c. Removal of trees more than 6 inches in diameter measured 4-1/2 feet above ground, when identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist, or when the applicant can demonstrate that the tree is clearly dead, unless the trees are already excluded from review in Section I.A.2.b of this agreement.

- d. Signage other than signage excluded in Sections I.A.2.h, and I.A.2.i of this agreement.
- e. Installation, removal, or alteration of improvements for security, safety or accessibility compliance.
- f. Installation, removal, or alteration of fire and life safety equipment.
- g. Installation, removal, or alteration of artwork at the building exterior or site, unless excluded from review in Section I.A.2.h of this agreement.
- h. Changes to paint colors for any aspects of the building exterior that have previously been painted.
- i. Installation, removal, or alteration of fencing and gates.
- j. Alterations or changes to designated features at the building interior.
- k. Installation of photovoltaic panels on a building rooftop.
- l. Replacement of non-historic doors and windows within original openings, when the staff determines that the design intent is consistent with the *Secretary of Interior's Standards for Rehabilitation*
- m. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the building or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:
 - 1) The owner shall notify the City Historic Preservation Officer within 24 hours, and document the conditions and actions the owner took.
 - 2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.
 - 3) The owner shall not remove historic building materials from the site as part of the emergency response.
 - 4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the owner.

1. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use approval.
2. Certain exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.
3. Building and Energy Code exceptions on an application basis.
4. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.



[Kji Kelly \(Jan 4, 2023 11:18 PST\)](#)

Kji Kelly
Executive Director
Historic Seattle PDA



Sarah Sodt
City Historic Preservation Officer

01/04/2023

Date

01/04/2023

Date