



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

April 8, 2019

LPB 186/19

The Vuong Family
10323 Rainier Avenue S.
Seattle, WA 98178

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

Dear Mrs. and Mr. Vuong, and Mses. Vuong:

The following paragraphs outline the legally prescribed procedures for negotiating controls and incentives for designated Landmark properties in Seattle. Also enclosed is a copy of the Landmarks Preservation Board's Report on Designation for the subject property as a City of Seattle Landmark.

In accordance with Subchapter V of the Seattle Municipal Code Section 25.12, the Board hereby issues notice of the Board's meeting to be held:

Wednesday, June 5, 2019, 3:30 p.m.
Seattle City Hall, Room L2-80 "Boards & Commissions"
600 4th Avenue, Seattle, Washington 98124

At that meeting the Board will consider controls and incentives, if any, to be applied to preservation of specific features of the site, improvement or object in question.

The Landmarks Preservation Board hereby requests you to consult and confer with the Board staff to develop and agree upon controls and incentives. In accordance with SMC 25.12.490, if, within fifteen (15) days of the commencement of the negotiation period (commencement date is April 11, 2019) you fail to contact the Board staff, or notify the staff that you decline to negotiate controls and incentives, the staff will prepare and transmit to the Board their recommendation for controls and incentives for the subject property to be considered at a public meeting to be held at the date and time a noted above.

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

"Printed on Recycled Paper"

The negotiation period may run for a maximum of seventy-five (75) days from the date of service on the owner of the Board's Report on Designation. The negotiations will terminate if either party concludes that an impasse has been reached and so notifies the other party in writing and if the other party does not object within seven (7) days after receipt of such notice. If you and the Board staff reach written agreement within the period allotted for negotiation, the staff will promptly submit the agreement to the Board for approval at the Board meeting to be held not later than twenty (20) days after the written agreement is reached, or within such further time as the Board and you may stipulate in writing. Notice of such Board meeting will be served on you and mailed to interested persons of record, notice of its approval or disapproval of the agreement and specific the reasons therefore. If the agreement on controls and incentives between the Board Staff and owner is approved by the Board, the Board will transmit the agreement to the Council with a request for Council action pursuant to Sections 510, 650 and 660 of SMC 25.12.

In the event, we are unable to reach an agreement by negotiation, or in the event the agreement reached is disapproved by the Board, the Board will file its recommendation on controls and economic incentives, if any, with the Hearing Examiner and serve same on you and you shall have an opportunity to file objections. The controls proposed in such recommendation will relate to the specific feature or features of the site, improvement or object which are to be preserved. The recommendation will set forth the reasons and the need for each proposed specific control and for any proposed economic incentive and shall, in addition, state the circumstances under which a Certificate of Approval is required with respect to any alteration or significant change to a site, improvement or object if the proposed controls are imposed. The Board may hold a public hearing prior to the making of its recommendation.

Please contact me in writing by **April 26, 2019**, indicating that you either do or do not wish to negotiate controls and incentives.

Sincerely,

A handwritten signature in black ink that reads "Erin Doherty". The signature is written in a cursive, flowing style.

Erin Doherty
Landmarks Coordinator

cc: Steve Gillespie, Foster Pepper PLLC
Ellen Mirro, The Johnson Partnership
Jordan Kiel, Chair, LPB
Nathan Torgelson, SDCI
Maria Cruz, SDCI
Ken Mar, SDCI