



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

April 25, 2016

LPB 251/16

Dennis Reddinger  
Seattle Public Library  
1000 4<sup>th</sup> Avenue  
Mailstop: LB-03-01  
Seattle, WA 98104

Subject: Pacific Telephone & Telegraph Garfield Exchange – 1529 4<sup>th</sup> Avenue West

Dear Mr. Reddinger:

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, July 6, 2016, 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 May 2, 2016) 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

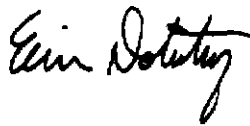
recommendation for controls and incentives for the subject property to be considered at a public meeting to be held at the date and time a noted above.

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 **May 17, 2016**, indicating that you either do or do not wish to negotiate controls and incentives.

Sincerely,



Erin Doherty  
Landmarks Coordinator

cc: Dennis Reddinger, Seattle Public Library  
Susan Boyle, BOLA Architecture + Planning  
Aaron Luoma, Chair, LPB  
Nathan Torgelson, SDCI  
Alan Oiye, SDCI  
Ken Mar, SDCI



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DOH

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LPB 180/16

### NOTICE AND REPORT ON APPROVAL OF LANDMARK NOMINATION

#### NAME AND ADDRESS OF PROPERTY:

**Pacific Telephone & Telegraph Garfield Exchange  
1529 4<sup>th</sup> Avenue West**

#### LEGAL DESCRIPTION:

Lots 1, 2, 3 and the North 10 Feet of Lot 4 in block 38 of Law's Second Addition to the City of Seattle, according to the Plat Recorded in Volume 1 of Plats at Page 53A, in King County, Washington.

#### FEATURES PROPOSED FOR PRESERVATION:

The site; the exterior of the building; and the interior of the building.

#### DATE OF NOMINATION APPROVAL:

March 16, 2016

#### DATE OF PUBLIC MEETING TO CONSIDER LANDMARK DESIGNATION:

Wednesday, April 20, 2016, 3:30 pm  
Seattle City Hall  
Room L280 -- Boards and Commissions  
600 4<sup>th</sup> Avenue, Floor L2  
Seattle, Washington

While proceedings pursuant to SMC 25.12 (Landmarks Preservation Ordinance) are pending, and thereafter if a designating ordinance is enacted, a Certificate of Approval must be obtained before anyone may: 1) make alterations or significant changes to specified features proposed for preservation noted above, or thereafter specified in the Report on Approval of

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

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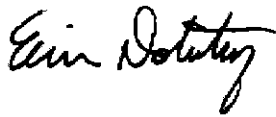
Landmark designation, or set forth in the decision of the Hearing Examiner; or, 2) make alterations or significant changes to specific controlled features of such Landmark specified in a designating ordinance.

NOTICE OF APPROVAL:

All proceedings to review the action of the Board at the meeting to consider Landmark designation will be based on the record made at such meeting and no further right to present evidence on the issue of designation is afforded pursuant to SMC 25.12.

Issued: March 21, 2016

By:

A handwritten signature in black ink, appearing to read "Erin Doherty". The signature is fluid and cursive, with the first name "Erin" being more prominent than the last name "Doherty".

Erin Doherty  
Landmarks Preservation Board Coordinator

Cc: Susan Boyle, BOLA Architecture + Planning  
Dennis Reddinger, Seattle Public Libraries  
Aaron Luoma, Chair, LPB  
Nathan Torgelson, SDCI  
Alan Oiye, SDCI  
Ken Mar, SDCI