



The City of Seattle

Landmarks Preservation Board

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

LPB 344/25

CONTROLS AND INCENTIVES AGREEMENT

Wilde-Streatfield House
2409 11th Avenue W

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of the Wilde-Streatfield House at 2409 11th Avenue W, 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.
2. A Certificate of Approval application 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.
 - b. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.
 - c. Installation, removal, or alteration of the following site furnishings: benches, chairs, tables, swings, non-historic movable planters, and trash/recycling receptacles.

- d. Installation or removal of interior, temporary window shading devices that are operable and do not obscure the glazing when in the open position.
- e. Planting texture and structure are a design priority for the garden, as well as foliage. The intent is for the historic landscape to grow naturally. The following types of maintenance are considered appropriate and may be done without further review:
 - 1) Trees and internal shrubs may be pruned to promote health, allow walking pathways to remain open, and keep branches away from the structures.
 - 2) The perimeter hedges on the property borders may be pruned once or twice each year.
 - 3) If low-level plantings become damaged, diseased, die, or are assessed by an ISA Certified Arborist to be hazardous, they may be replanted one-for-one with like varieties to restore the garden form and space.
 - 4) If shrubs or trees become damaged, diseased, die, or are assessed by an ISA Certified Arborist to be hazardous, they may be replanted one-for-one with like varieties to restore the garden form and space. If proposed replacement with the same species is problematic, the applicant can seek a Certificate of Approval to explain how the proposed, alternate shrubs or trees are a reasonable substitute and suited to the garden's original design.

B. ADMINISTRATIVE REVIEW

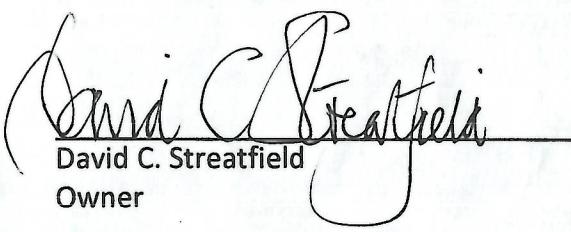
1. Administrative (Landmarks staff) review and approval of Certificate of Approval applications is available for the following items listed in SMC 25.12.720.B and any additional items listed in Section 1.B.3. The Owner shall submit a Certificate of Approval application to the City Historic Preservation Officer (CHPO) and it shall be reviewed in accordance with the Certificate of Approval process set forth in SMC 25.12. If the CHPO, upon examination of the submitted application, 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, and the CHPO shall notify the Owner of that determination.
2. If the CHPO determines that such alterations proposed in the Certificate of Approval application are not consistent with the purposes of SMC 25.12, the CHPO will notify the Owner. The Owner may submit revised materials to the CHPO, or request consideration by the Landmarks Preservation Board.
3. Administrative review of Certificate of Approval applications is available for the following:

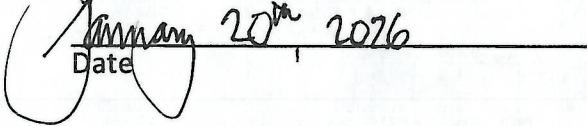
- a. The Landmarks Coordinator may determine that no Certificate of Approval is required if the proposed work is consistent with in-kind repair and/or general maintenance.
- b. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization 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.


David C. Streatfield
Owner


Date


Sarah Sodt
City Historic Preservation Officer
City of Seattle


Date