



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 375/25

STAFF REPORT ON CERTIFICATE OF APPROVAL

Beacon Hill Garden House / Turner-Koepf House 2336 15th Avenue S

Features and Characteristics for which a Certificate of Approval is required:

The site; the exterior of the house (excluding the 2006 addition on the north side); and the main interior stair from the first floor up to the second floor.

Designated under Standard: C, D, and F

Summary of proposed changes: Planting of new trees in southwest corner of the property.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed tree planting at the Beacon Hill Garden House / Turner-Koepf House, 2336 15th Avenue S, 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 Ordinance 127090.
 - a. It appears that the placement of the trees shall have no adverse impact on the historic pear orchard.
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. The Board did not request alternatives as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.