

Herbaugh, Melinda

From: Eugenia Woo <eugeniaw@historicseattle.org>
Sent: Friday, May 18, 2018 1:49 PM
To: Garrett, Tami; Sodt, Sarah; Doherty, Erin; Quackenbush, Tom; PRC
Cc: Capitol Hill Historical Society; Stevens, Bryan
Subject: RE: House at 1620 16th Ave - Project number 3030517

Hi Tami,

Thanks for your response and clarification on the process.

I assume this means a demo permit for the house will not be issued before all required processes are completed.

Eugenia

Eugenia Woo

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From: Garrett, Tami [mailto:Tami.Garrett@seattle.gov]
Sent: Thursday, May 17, 2018 1:19 PM
To: Eugenia Woo <eugeniaw@historicseattle.org>; Sodt, Sarah <Sarah.Sodt@seattle.gov>; Doherty, Erin <Erin.Doherty@seattle.gov>; Quackenbush, Tom <Tom.Quackenbush@seattle.gov>; PRC <PRC@seattle.gov>
Cc: Capitol Hill Historical Society <capitolhillpast@gmail.com>; Stevens, Bryan <Bryan.Stevens@seattle.gov>; Daniel Goddard <danielg@weinstein.com>
Subject: RE: House at 1620 16th Ave - Project number 3030517

Hello Eugenia:

Thank you for your input concerning the existing structure located at 1620 16th Ave. I will share this information with the project applicant, Daniel Goddard.

The proposed development triggers SEPA. Thus, SDCI staff has communicated to the applicant that an Appendix A historical report will be necessary and has advised that this report be included with their MUP application submission to SDCI. The applicant also has the choice to submit this report directly to DON prior to applying for a MUP with SDCI (see DON CAM 3000 -

<http://www.seattle.gov/documents/departments/neighborhoods/historicpreservation/shared/cam3000.pdf>

). Ultimately, this report will be forwarded to DON for formal review. It is within DON's purview to direct the Landmark designation status review/nomination process – not the Design Review Board.

You asked when the East DR Board would be informed about the existing structure's potential landmark designation status. Generally, the earliest that the East DR Board would receive an update about the existing structure's historic

status/landmark nomination would be prior to the future Recommendation meeting – assuming that SDCI/applicant has received DON's input about the existing structure before this future meeting occurs.

Please contact me if you have further questions. Thanks.



Tami Garrett
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As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety, and health in our communities.

From: Eugenia Woo <eugeniaaw@historicseattle.org>
Sent: Tuesday, April 24, 2018 8:01 PM
To: Garrett, Tami <Tami.Garrett@seattle.gov>; Sodt, Sarah <Sarah.Sodt@seattle.gov>; Doherty, Erin <Erin.Doherty@seattle.gov>; Quackenbush, Tom <Tom.Quackenbush@seattle.gov>; PRC <PRC@seattle.gov>
Cc: Capitol Hill Historical Society <capitolhillpast@gmail.com>; Stevens, Bryan <Bryan.Stevens@seattle.gov>
Subject: House at 1620 16th Ave - Project number 3030517

Hi Tami, Sarah, Erin and Tom,

It has come to Historic Seattle's attention that the house located at 1620 16th Ave on Capitol Hill is slated for demolition to make way for a proposed new construction project (the project number is noted above in the subject line).

It's going before the East Design Review Board tomorrow (Wednesday, April 25). I did some research on the status of the project review. The house is in a LR3 zone (adjacent to a parking lot in a NC3-65 zone). It looks like the developer is seeking a contract rezone for the house's parcel from LR3 to NC3-65.

In reading the pre-submittal minutes dated March 15, 2018, number 16 Historic Preservation and SEPA, says this: "The project may be exempt from application of the landmarks ordinance. An exemption letter or Appendix A will be provided as part of the MUP process."

From what I know of the proposal, I believe the project will trigger a referral to the Landmarks staff to consider whether a landmark nomination is required. I believe a nomination will be required. See SMC 25.05.800 Categorical Exemptions, particularly Table A for Footnote (1) 25.05.800.B.6 and 25.05.800.B.6. This describes the lower thresholds for DON review of potential landmarks.

The house at 1620 16th Avenue was built in ca. 1901 for Charles Conover, a former Seattle Post-Intelligencer turned real estate broker and developer. He and a business partner created the plat of Renton's Additions in 1889, the same addition in which the house is located.

The house appears to retain physical integrity and may meet at least one of the landmark designation criteria. Here are images of the house from 2016 when it was sold. <https://www.redfin.com/WA/Seattle/1620-16th-Ave-98122/home/2085894>

Tami—are the East Design Review Board members aware that the house is potentially historic or that there's a possibility that a landmark nomination may be required?

There is a continuing disconnect between the design review process, the MUP/SEPA process, and Landmarks review.

Historic Seattle would like to see the house at 1620 16th Ave reviewed carefully by the City. We have seen too many historic buildings demolished without any review.

Thank you.

Eugenia

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