



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 144/24

STAFF REPORT ON CERTIFICATE OF APPROVAL

Beacon Hill Garden House / Turnery-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 to the second floor.

Designated under Standards: C, D, and F

Summary of proposed changes: Safety improvements at interior stair, new exterior access ramp, internal fence and gates, new paving, and replacement of an exterior light fixture.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior and interior alterations at the Beacon Hill Garden 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 the Report on Designation (LPB 185/19).
 - a. The alterations are relatively minor and are reversible.
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 applicant explored design alternatives for the ramp and interior stair guardrail to be responsive to Board and staff feedback.

3. With regard to SMC 25.12.750 C, the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance.
 - a. The proposed exterior ramp, and interior stair alterations are to address safety and accessibility code requirements.
4. The factors of SMC 25.12 .750 D and E are not applicable.
5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.