

Egan House: Second Amendment to Easement Agreement

Historic Seattle's House in St. Marks Greenbelt

City Council Public Assets and Homelessness Committee

September 20, 2023

Seattle Parks and Recreation



City of Seattle

Legislative Purpose and Background

Purpose: This legislation authorizes a second amendment to an existing easement on City-owned land

Background: In 1988, through a Statutory Warranty Deed by Gary M. Ernsdorff:

- The Egan House was conveyed to Historic Seattle Preservation & Development Authority (HSPDA) with the original easement
- The City of Seattle acquired the property (within St. Mark's Greenbelt) for open space, park, and recreation purposes, subject to the original easement



Background (continued): Egan House

- A one-bedroom, single-family residence designed by architect Robert Reichert and built by Sanford Moglebust in 1958
- An exemplary example of modernist Northwest residential architecture that was designated as a landmark by the City of Seattle Landmarks Preservation Board in 2009
 - Controls and incentives approved in 2010 (Ordinance #123295)
- HSPDA has invested in preserving the house, including roof and structural replacements
 - HSPDA is now interested in the ability to sell the house and requested an amendment to the existing easement



Photos by Michael A. Muller for Remodelista.

Easement Summary

- **Original Easement (1998):** Granted ingress, egress, and utilities to the Egan House with expiration in 50 years (2048) or upon specific casualty
- **First Amendment (2002):** The easement was subsequently amended by the City and HSPDA to also allow repair, preservation, and restoration
- **Second Amendment (proposed 2023):**
 - Extends term by 35 years (to 2083) and allows two 35-year options
 - Amends total loss by casualty to allow for remedy within two years
 - Amends nature of the easement to allow buyer financing
 - Enhances preservation of the landmark, should the owner (HSPDA) sell the house to a private buyer subject to a preservation easement
 - Recognizes correction of an error in the legal description from early 1900s and ratifies past actions that may have been in error



Questions?

