



What Are Clients Have to Say

To potential seller/buyer in Seattle area,

I am writing this letter to highly recommend Steve Laevastu as your real estate agent. My wife and I just sold our house in the View Ridge area last October, which we consider would be impossible if without Steve's help.

We started our selling process by interviewing three agents – all with excellent track records. Among them, Steve was outstanding in two ways: he has a team and can put contractors in immediate repair work (which is very important for an old house); Also, he is so confident about his service that he guarantees that we can stop working with him if we are not 100% satisfied with him.

We decided to ask Steve to help us sell our house. As you know, the housing market is not as good as even a year ago. Only one week after we put our house on the market, there was another house right over the corner that was listed at an extremely low price. At such a difficult time, Steve discussed with us possible strategies based on his years of experience. We have this strong feeling that he really thinks and acts as if he is selling his own house, and we highly appreciate his suggestions along the way.

Then we got an offer, only one offer and at a very low price. Steve stayed calm and rational, which helped us a lot in the negotiating process. At the end, we sold our house at a reasonable price. However, even if we did not sell the house at that time, we would still use Steve as our agent – we are comfortable working with Steve, and we believe that he is trying his best to help us.

Overall, we consider that Steve is an honest, professional and dedicated person, and we will highly recommend him to potential home sellers/buyers.

Sincerely yours,  
Bin Li

Service that exceeds normal expectations, that was our experience with Roger.

We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.

After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks.

Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,  
Peter and Moira Tueffers

**STEVE LAEVASU**  
winner of "Best in Client Satisfaction"  
for the past 4 years  
As seen in *Seattle Magazine*



Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.MapleLeafHouse.com>

<http://www.mapleleafhouse.com>

**BUILDING PERMITS**

**\$66,497; Construct new foundation to existing SFR and new 2nd story addition per plan. 1054 NE 97th St**

**\$326,076; Construct West duplex this permit. Establish use as and construct 2 duplex townhomes with attached garages per plan. Review and processing for 2 ap under 6182994. 9615 A Roosevelt Way NE**

**\$98,500; Alterations to expand 2nd floor and replace 1st floor addition per plans. 1223 NE 92nd St**

**INTERIM TREE PROTECTION MEASURES TAKE EFFECT APRIL 1ST. LIMITS SET IN SEATTLE FOR REMOVING**

**TREES ON SITES NOT UNDERGOING DEVELOPMENT**

**SEATTLE** — Starting April 1, the following limits will apply to all commercial, low-rise, and mid-rise zones, and single family zoned lots 5,000 square feet or greater:

- No exceptional trees may be removed except where allowed as part of an approved development permit or when the tree is found to be a hazard. Exceptional trees are particularly old or large trees and provide substantially greater benefits than smaller trees. These trees are defined in the Department of Planning and Development (DPD) Director's Rule (DR) 16-2008.
- No more than three non-exceptional trees six inches or greater in diameter may be removed on a lot within any 12-month period except when associated with a development permit or when the tree is found to be a hazard.

No new permits will be required for tree removal. However, individuals violating the above standards may be subject to fines and replanting requirements. Proposals to remove trees in conjunction with development will be reviewed as part of Master Use or building permits and will be subject to the existing requirements of the Tree Protection ordinance, Seattle Municipal Code 25.11.

Tree removal in Environmentally Critical Areas (ECA) is subject to separate rules and requires prior approval from DPD.

If you are planning to remove trees on your property, it is recommended that you consult a tree care professional to determine if a tree is exceptional or if there are any tree hazard or health issues that might require removal.

**SOLD HOMES**

The following is a list of homes that sold in our Maple Leaf Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house will command. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might be realistically expected in today's market.

ADDRESS	BED	BATH	AGE	STYLE	SOLD PRICE
1118 NE 80 St	2	1	1926	1 Story w/Bsmnt.	\$299,000
349 NE 91st St	2	1	1928	1 Story	\$332,000
1016 NE 91st St	3	1.75	1927	1 Story w/Bsmnt.	\$352,000
1113 NE 78th St	3	2.25	2008	Townhouse	\$375,000
1042 NE 91st St	2	1	1942	1 Story	\$388,600
9613-A Roosevelt Way NE	3	2.5	2008	Townhouse	\$390,000
9613-B Roosevelt Way NE	3	2.5	2008	Townhouse	\$390,000
1010 NE 89th St	3	1.75	1915	1 Story w/Bsmnt.	\$410,000
815 NE 84 St	3	1	1928	1 1/2 Stry w/Bsmt	\$415,000
1718 NE 96th St	4	1.75	1947	1 Story w/Bsmnt.	\$419,000
1540 NE 95th St	3	2.5	1986	2 Stories w/Bsmnt	\$425,000
2035 NE 96th St	4	1.75	1943	1 1/2 Stry w/Bsmt	\$450,000
1018 NE 97th St	3	2.75	1927	1 1/2 Stry w/Bsmt	\$482,767
8804 5th Ave NE	5	2	1946	1 Story w/Bsmnt.	\$490,000
807 NE 85th St	4	1.75	1928	1 1/2 Stry w/Bsmt	\$529,000
534 NE 82nd St	4	2.25	1929	2 Stories w/Bsmnt	\$540,000
508 NE 84th St	4	2.75	1925	2 Stories w/Bsmnt	\$600,000
837 NE 104th St	5	2.5	2009	Multi Level	\$670,000
1513 NE 92 St	4	3	2008	2 Stories w/Bsmnt	\$840,000
1217 NE 90th St	5	3.5	2008	2 Stories w/Bsmnt	\$933,000



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**Roger Turner**  
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**MAPLE LEAF MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!**

Sign up now for a free monthly service. You can have Maple Leaf home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Maple Leaf for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Maple Leaf home sales e-mailed to you.. Steve's e-mail address is [sold@windermere.com](mailto:sold@windermere.com)

This service has been very popular and received numerous compliments from a number of Maple Leaf residents.

# Seattle Events Calendar

**38TH ANNUAL FREMONT FAIR**  
**FREE FUN FOR ALL JUNE 20TH AND 21ST**  
 Fremont fair is a wonderful event full of live music, great arts crafts and delicious food from all over. Come spend the weekend with us here at this wonderful annual event. More info at: <http://www.fremontfair.org>

**ON THE BOARDS PRESENTS**  
**NW NEW WORKS FESTIVAL**  
**JUNE 5 – 7 & 12 – 14, 2009**

OtB celebrates over 25 years of showcasing regional artists in the Northwest's longest-running and most-beloved festival for new performance. Over the course of 2 weekends on 2 stages, audiences see nearly 20 brand-new performances and works-in-progress, each under 20 minutes! Questions? Contact Sean Ryan, Regional Programs Coordinator, 206.217.9886 x1021 or [sean@ontheboards.org](mailto:sean@ontheboards.org)

**OLYMPIC MUSIC FESTIVAL**  
**JOIN US FOR OUR 26TH SEASON.**  
**WEEKENDS, JUNE 26 THROUGH**  
**SEPTEMBER 6, 2009**

The Olympic Music Festival, voted "Best Classical Music Festival" by readers of The Seattle Weekly, announces our 2009 Season Program! For more info: <http://www.olympicmusicfestival.org/>

**SEATTLE PRIDE PARADE JUNE 28TH**  
**STARTING AT 11AM**

From the corner of Union St. and 4th Ave. it will be limited to approximately 2 1/2 hours in length this year and should take about an hour to go from the start to the end. For more info, visit: <http://www.seattlepride.org/>

**ROCK AND ROLL SEATTLE**  
**MARATHON & 1/2 MARATHON**  
**A RUNNING NIRVANA!**

Rock the Pacific Northwest where ideal running temperatures, beautiful scenery and an eclectic music scene are a perfect fit for the Inaugural Rock 'n' Roll Seattle! 2009 Inaugural Seattle Event <http://www.rnrseattle.com/>

**SEAFAIR PIRATES LANDING**  
**ON ALKI**  
**JULY 11, 2009**



Windermere Real Estate / Oak Tree Inc

**WALDO SANITARIUM OPENS IN SEATTLE'S MAPLE LEAF NEIGHBORHOOD**  
**ON OCTOBER 5, 1924.**

On October 5, 1924, osteopathic physician Dr. William Earl Waldo (1885-1962) opens the Waldo Sanitarium at 8511 15th Avenue NE in Seattle's Maple Leaf neighborhood, immediately outside Seattle's city limits. Designed by Seattle architect Paul Richardson (1888-1939), the building overlooks the Maple Leaf reservoir with territorial views of the Olympic and Cascade Mountains and downtown Seattle.

Osteopathic physicians view the body as a whole, with particular emphasis on the musculoskeletal system. Osteopathic practice in Washington was legalized on March 18, 1909, but at the time Waldo Sanitarium opened none of the hospitals in Seattle would grant osteopathic physicians privileges to admit patients. At the time the Waldo Sanitarium was being planned and constructed there was some public controversy over whether it could legally be built so close to an open reservoir.



CAMPFIRE USA PUGET SOUND HEAD-QUARTERS (FORMERLY WALDO HOSPITAL), SEATTLE, JUNE 23, 2007  
 PHOTO BY PAULA BECKER

provide a place where osteopathy, conservative surgery, medicine, hydro and electric therapy and diet can be practiced under ideal surroundings" ("New Sanitarium Opens Today -- Most Modern Features Found").

Waldo Sanitarium was certified to train interns beginning in 1927. In 1937 Dr. Waldo reorganized the Waldo Sanatorium as a nonprofit facility, renaming it the Waldo General Hospital. In 1959 a major addition, designed by the firm of Naramore, Bain, Brady, and Johnson (NBBJ), was added to the building's north side. Waldo Hospital granted practice privileges to osteopathic, naturopathic, and allopathic physicians. A 1960 article in the Seattle Post-Intelligencer described Waldo Hospital as "a million-dollar institution ... with a staff of 60" ("Living Builders of Seattle: Dr. Waldo's Dream Came True").



WALDO HOSPITAL, SEATTLE, 1952  
 COURTESY SAVE WALDO

**DR. WILLIAM EARL WALDO**

One of a family of 13 children, William Waldo was born in Muncie, Indiana, in on July 25, 1885. After receiving his degree from the Kirksville College of Osteopathy and Surgery in Kirksville, Missouri, Dr. Waldo moved to Seattle in 1910. He practiced first in Columbia City, and then in downtown Seattle. From 1918 to 1929, he saw patients from an office in the Joshua Green Building.

Dr. Waldo, a leading member of numerous civic organizations including the Seattle Rotary and the Municipal League, provided free medical services to student athletes at Queen Anne, West Seattle, and Broadway High Schools. He served as team physician to the University of Washington football team

**IDEAL SURROUNDINGS**

Dr. Waldo described his venture in an article in The Seattle Times at the time the Waldo Sanatorium opened:

"Our aim is not to conduct a hospital, although provision is made for surgery, but rather a place where patients can have rest, diet and quiet. Diet is stressed at all times and we strive to teach people how to live so that they may avoid many of the ills that flesh is heir to. We do not take contagious cases or those with mental ailments, nor do we take drug addicts. It has been our aim to

and the Seattle Indians Baseball Club. Dr. Waldo also served terms as president the King County Osteopathic Association, the Washington State Osteopathic Associations, and the American Osteopathic Association, of which he was a founder. A 1961 profile of Dr. Waldo in The Seattle Times noted that in his career he had delivered 2,403 babies in Seattle. He died on November 11, 1962, at Waldo Hospital.

**LIFE AFTER WALDO**

Shortly after Dr. Waldo's death the Waldo Hospital was relocated to a newer building near Northgate Mall. The hospital closed in 1985. In late 1968, Camp Fire USA of Central Puget Sound purchased the 15th Avenue NE building, using it as the organization's headquarters until 2006 when Prescott Development negotiated an option to purchase the 1.6-acre property. Included on the property was a grove of approximately 75 trees, mostly Douglas fir, serving as an urban forest and habitat for eagles.

On March 8, 2007, the Maple Leaf Community Council, endorsed by the Sierra Club and the Seattle Audubon Society, petitioned the Seattle Landmarks Preservation board to designate the Waldo Hospital and its landscaped site a City of Seattle Landmark. On June 20, 2007, following significant community debate, expert testimony, and public comment from speakers such as Dr. Waldo's granddaughter Nancy Waldo Smith and former Washington governor Gary Locke (both against landmark status) and passionate Maple Leaf residents bolstered by Washington Trust for Historic Preservation president Chris Moore (in support of landmark status), the Seattle Landmarks Preservation Board voted to deny Waldo Hospital landmark status.

On June 22, 2007, the Seattle Post-Intelligencer announced that developers had applied to the city of Seattle for permission to demolish Waldo Hospital and build 40 homes and townhomes.



DR. WILLIAM E. WALDO (1885-1962) WITH TREE ON GROUNDS OF WALDO HOSPITAL, SEATTLE, CA. 1960  
 COURTESY SAVE WALDO

ber 12, 1962, p. 35; "Timeline Events" and "MLCC Historical Application, April 20, 2007," "Save Waldo website accessed June 23, 2007 (<http://www.savewaldo.org/>); Clarence Bagley, History of Seattle, Vol. 3 (Chicago: S. J. Clarke Publishing Company, 1916), 107; Lancaster Pollard, A History of the State of Washington, Vol. 4 (New York: American Historical Society, 1937), 672; "Osteopathic Medicine," American Osteopathic Association website accessed June 25, 2007 (<http://www.osteopathic.org/>). By Paula Becker, June 29, 2007

**SOURCES:**

John J. Reddin, "Dr. Waldo Has Sewed Up Most Of North End," The Seattle Times, July 19, 1961; Danny Westneat, "Odd Preservation Fight Unearths Slice of History," Ibid., June 10, 2007; Linda Shen, "Waldo Hospital Fails To Get Landmark Tag," Ibid., June 21, 2007, p. B-2; Aubrey Cohen, "Developer Gets Permission To Raze Waldo Hospital," Seattle Post-Intelligencer, June 22, 2007, p. B-5; "New Sanitarium Opens Today -- Most Modern Features Found," The Seattle Times, October 5, 1924; Walter Rue, "Living Builders of Seattle: Dr. Waldo's Dream Comes True," Seattle Post-Intelligencer, September 25, 1960; "W. E. Waldo, Founder Of Hospital, Dies," The Seattle Times, November 12, 1962, p. 35; "Timeline Events" and "MLCC Historical Application, April 20, 2007," "Save Waldo website accessed June 23, 2007 (<http://www.savewaldo.org/>); Clarence Bagley, History of Seattle, Vol. 3 (Chicago: S. J. Clarke Publishing Company, 1916), 107; Lancaster Pollard, A History of the State of Washington, Vol. 4 (New York: American Historical Society, 1937), 672; "Osteopathic Medicine," American Osteopathic Association website accessed June 25, 2007 (<http://www.osteopathic.org/>). By Paula Becker, June 29, 2007

**CATCH THOSE CRAZY MILK**  
**CARTON BOATS JULY 11, 2009**  
**GREEN LAKE, SEATTLE 10AM**

It's Seafair's largest summer boat race... on Green Lake. Powered by summer and fueled by fun, nothing kicks off the Seafair Summer and our 60th Celebration better than the excitement and creativity of the Allstate Milk Carton Derby. <http://www.seafair.com/>

**CHASE FAMILY 4TH!**

We're proud to welcome Chase as the Title Sponsor of the 2009 Family 4th at Lake Union! Plans are well underway for this Seattle spectacle, once hailed by TIME Magazine as one of the "Top Five Fireworks Displays" in the country. This free admission, family-friendly celebration is in its 21st year of bringing together the local community on our nation's birthday for a unique day of commemoration.

The Chase Family 4th festivities kick off Saturday at noon with family activities throughout the park grounds, food vendors catering to the most diverse palates, and a beer garden with a lake view. The evening programming begins at approximately 10 PM, with an awe-inspiring fireworks show created by master pyrotechnic designer, Eric Tucker of Pyro Spectaculars. <http://familyfourth.org/>

**SEATTLE SPORTS SCHEDULE**

**SOUNDERS FC HOME GAMES**  
<http://www.soundersfc.com>

EARTHQUAKES	6/13	7:30PM
D.C. UNITED	6/17	7:30PM
RAPIDS	6/28	1:00PM
DYNAMO	7/11	1:00PM

**MARINERS MLB HOME GAME**  
<http://seattle.mariners.mlb.com>

v.s. ARI	6/19	7:10PM
v.s. ARI	6/20	7:10PM
v.s. ARI	6/21	1:10PM
v.s. SD	6/23	7:10PM
v.s. SD	6/24	7:10PM
v.s. SD	6/25	1:40PM
v.s. BAL	7/6	7:10PM
v.s. BAL	7/7	7:10PM
v.s. BAL	7/8	1:40PM
v.s. TEX	7/9	7:10PM
v.s. TEX	7/10	7:10PM
v.s. TEX	7/11	7:10PM
v.s. TEX	7/12	1:10PM