

Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Continued

Here is what our clients have to say

Dear Roger:

I would like to express my satisfaction with you and your associates on the sale of our home this last month. Like the average person, I have not dealt with enough sales of homes to be comfortable with the ins and outs of the procedures. I called your office and shortly you and Jim Parr arrived to talk with my wife and I. We were comfortable with you gentlemen immediately.

I was a bit hesitant as to what to put as a price on the house and suggested one. You told me you thought we could get more. At least I was prudent enough to follow your advice and we put it on the market at a higher price. We sold it in a few days at a better price than I had anticipated. During that time, I talked with both you gentlemen on concerns that I had and you were very reassuring and answered my concerns.

I have had many solicitations from Real Estate offices and different sales people over the years and just want to say my wife and I are happy we chose you. If and when we decide to put another house up for sale, I'm sure we will call you.

Thank you,
Vincent and Marion Nelson

Dear Steve,

We would like to thank you for the top-notch service you provided as our selling agent. You were responsive, timely, informative, friendly, very accessible, and very hands-on.

You convinced us in just one meeting that we should choose you as our agent, and you were right! Our entire experience was seamless (for us, anyway!) and very easy.

You offered us great tips on little things we could do to improve the marketability of our home, and our house looked stunning while it was on the market, in large part due to your diligence in keeping it up while we were away. We were very impressed by the compelling and comprehensive flyer you created for our home, and the beautiful pictures you posted online.

Ultimately, our home sold for \$20k more than the asking price, and you negotiated a fantastic deal. You kept our best interests at heart through the whole process, while also remaining fair to the buyers and potential buyers. We will attest that you have great integrity and reliability, in addition to being a terrific salesman!

We also really appreciated your offer to assist us with any of the closing documents on our new home (which we were purchasing through my late grandmother's trust, and therefore, didn't have an agent for), at no additional cost. This offer exemplifies the high-touch service you provide to your clients.

Thank you again for all of your successful efforts. We will be sure to recommend you to all of our friends and family, and will definitely use you again in the future if/when we are buying or selling a home!

Warmest regards,
Michael and Jessica McFarlane

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.

LAND USE NOTICE

Area: Northeast Address: 5231 11TH AVE NE
Project: 3009987 Zone: ARTERIAL WITHIN 100FT, LOWRISE-1, URBAN VILLAGE OVERLAY

Decision Date: 04/30/2009

Land Use Application to subdivide one parcel into two unit lots. The construction of residential units has been approved under Project #6199585. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

Area: Northeast Address: 2020 NE 65TH ST
Project: 3009847 Zone: NEIGHBORHOOD COMMERCIAL2-40, ARTERIAL WITHIN 100FT.

Notice Date: 04/30/2009

The proposal is for 7,131 sq. ft., three-story, and structure containing five live work units. Existing structures to be demolished. Review includes 2nd live-work structure at 2020 NE 65th filed under 3009847 (totaling 10 live-work units).

Area: Northeast Address: 6501 15TH AVE NE
Project: 3010100 Zone: NEIGHBORHOOD COMMERCIAL2-40, LOWRISE-2, ARTERIAL WITHIN 100FT, URBAN VILLAGE OVERLAY.

Address: 6501 15th Ave NE (properties bounded by 12th Ave NE, 16th Ave NE, NE 64th St, and NE 68th St)
Zones: SF 5000 to NC3-65

Land Use Application for environmental review of future anticipated rezone request of properties bounded by 12th Ave NE, 16th Ave NE, NE 64th St, and NE 68th St. Existing zoning ranges from SF5000 to NC2-40. Anticipated rezone request will be for a range of NC2-30 to NC3-160 zones.



Stairway into Ravenna Trails

June 2009
Ravenna
Neighborhood Advisor

In this Issue

SOLD HOMES
LAND USE/BUILDING PERMITS
A LITTLE HISTORY
SEATTLE EVENT CALENDAR
TREE PROTECTION MEASURES

SOLD HOMES

The following is a list of the homes that sold in our Ravenna 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
7377 25th Ave NE	2	1	1953	1 Story	\$260,000
2107 NE 75th St	3	1.75	1942	1 Story	\$330,000
5200-B 11th Ave NE	3	2.5	2009	Townhouse	\$374,950
5200-A 11th Ave NE	3	2.5	2009	Townhouse	\$374,950
8203 21st Ave NE	2	1	1942	1 Story	\$375,000
6513 24th Ave NE	3	2.25	2000	Townhouse	\$399,000
8051 20th Ave NE	3	1.75	1955	1 Story	\$406,500
1348 NE 68th St	3	1	1923	1 1/2 Story	\$447,000
2227 NE 80 St	3	1.75	1939	1 Story w/Bsmnt.	\$450,000
1103 NE 55th St	3	1	1924	1 1/2 Stry w/Bsmt	\$460,000
7010 14th Ave NE	3	1.5	1903	1 1/2 Stry w/Bsmt	\$520,000
6803 24th Ave NE	3	2	1949	1 Story w/Bsmnt.	\$535,000
5514 11th Ave NE	7	4	1920	2 Stories w/Bsmnt	\$565,000
1019 NE 61st St	4	2.5	1911	2 Stories w/Bsmnt	\$567,000
6333 14th Ave NE	3	1.75	1910	1 1/2 Stry w/Bsmt	\$570,000
6021 Roosevelt Way NE	2	2.25	2009	Townhouse	\$580,000



Roger Turner



Steve Laevastu

Steve Laevastu awarded
"BEST IN CLIENT
SATISFACTION"
4 years running by
Seattle Magazine

RAVENNA MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Ravenna home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Ravenna 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 Ravenna home sales e-mailed to you.. Steve's e-mail address is sold@windermere.com

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



<http://www.ravennahouse.com>

Seattle Events Calendar

38TH ANNUAL FREMONT FAIR FREE FUN FOR ALL JUNE 20TH AND 21ST

Freemont 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

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

Windermere Real Estate / Oak Tree Inc

CITY OF SEATTLE ANNEXES THE TOWN OF RAVENNA ON JANUARY 15, 1907.

On January 15, 1907, the City of Seattle annexes the Town of Ravenna, located just north of the University District.

On this day, the City Council of Seattle approved ordinance 15228 that added 0.62 square miles to Seattle. The former fourth class town was a five-block-wide strip that went between 15th Avenue NE and 20th Avenue NE and between NE 85th Street to NE 55th Street plus an area from 20th Avenue NE on the west and 30th Avenue NE on the east and from NE 65th Street on the north to NE 55th Street on the south.

During 1907, Seattle annexed seven adjacent areas that nearly doubled the size of the city from 35 square miles to 67 square miles. Later in the year, during August 1907, the Seattle City Council passed an ordinance (16791) renaming Ravenna's streets.

SOURCES:

Myra L. Phelps and Leslie Blanchard, Public Works in Seattle: A Narrative History. The Engineering Department 1875 - 1975 (Seattle, Seattle Engineering Department, 1978), 218, 222, 224, 230. By Greg Lange, May 28, 2001

SEATTLE BEGINNINGS: RAVENNA POST OFFICE OPENS ON JANUARY 8, 1890.

HistoryLink.org Essay 504

On January 8, 1890, Ravenna Post Office opens. Lafayette S. Beck serves as the first postmaster. The post office is located five miles north of Seattle in what will become the Ravenna neighborhood of Seattle.

The post office closed on February 9, 1901, and became a branch of the Seattle postal system.

Ravenna was the location of the Seattle Female College headed by the Rev. W. W. Beck and the Seattle Flour Mills managed by George B. Landers. Beck also led the Cumberland Presbyterian Church. The population of Ravenna in 1892 was 50. The Seattle, Lakeshore & Eastern Railroad ran nearby, and the station stop was Ravenna Park. Ravenna also had a grocery store and a general store.

HARRY TRACY TAKES FOOD AND CLOTHING FROM THE FISHER FAMILY, NORTH OF RAVENNA, ON JULY 4, 1902.

On July 4, 1902, escaped convict Harry Tracy (1877-1902) enters the Ravenna home of farmer August Fisher, and orders Mrs. Fisher to cook him breakfast. Afterwards, he regales them with stories of his exploits, and leaves with a sack lunch and a new set of clothes. He opts not to tie the Fishers up, as they had a baby who needed to be cared for. Tracy had escaped from the Oregon State Penitentiary one month earlier, and was currently being pursued by a posse throughout King County.

HUNGRY AS A BEAR

Tracy spent the night sleeping in a cemetery. At 7:00 a.m., he showed up at the home of August Fisher, who operated a small ranch a few miles north of Ravenna. Fisher was working in the garden, and his 15-year-old son Paul was near the back porch. Tracy carried his gun across his left arm and called the rancher over.

"I am Tracy, and I want you to get me something to eat, and do it quick. I am hungry as a bear." Tracy ordered the man and son into the home, and threatened to kill them if they made any fast moves. Inside were Mrs. Fisher and three young daughters. Mrs. Fisher spoke no English, and Mr. Fisher acted as translator.

Tracy told her to cook him some breakfast, and then proceeded to look around the house for clothing. He changed into some of Mr. Fisher's wardrobe, but paused at a black hat he favored. "I guess it is a Sunday article," he told Mr. Fisher, "and as you appear to be a poor man, I will leave it." He also left the clothing that he came in, which he had stolen the day before.

Returning to the kitchen, he wolfed down a plate full of bacon and eggs, all the while his rifle resting across his knees. At one point, a dog barked a quarter mile away, and Tracy rose to his feet gripping the gun. When told that it was the dog of a neighboring rancher, Tracy relaxed and continued with his meal.

PACKING A LUNCH

After breakfast, Tracy asked Fisher for a pair of shoes. None met with his approval, until he was given a pair of logging boots which laced up to just below the knee. Donning them, he sat in a corner where he could look outside through two windows, and asked Mrs. Fisher to make him some sandwiches for the road.

While his food was being prepared, Tracy told the family -- with no remorse -- how he had killed two men near Bothell and two men near Fremont the day before. He also praised the workmanship of his stolen rifle, pointing out how easy it was to accurately aim, shoot, and kill.

Later, Mrs. Fisher would tell authorities that she was hoping to slip poison into Tracy's sandwiches, but never had the chance. Even though he was animated in his storytelling, he kept a watchful eye on her at all times. Begrudgingly, she handed the desperado a gunny sack filled with non-lethal bacon sandwiches and a few boiled eggs.



Map of True Roads, showing Fremont, Latona (and Latona Bridge), Ravenna, University of Washington, and Lake Union, 1904

FROM FISHER TO FISHERMAN

Before Tracy left, he told the Fisher family that he would have to tie them up. He admitted that he was reluctant to tie up the mother and the little girls, but had no other option. Then, realizing that the youngest was only 18 months old, he had a change of heart. "No, I will not tie you people up, because somebody will have to attend to that baby."

Instead, he made them promise that for the next 48 hours they would not tell anyone that he had been here.

He took Fisher's name, and told him that some day he'd send the family

some money for his pilfered food and clothing.

With that, he left the house and climbed over the back fence. For the rest of the day, the Fishers stayed inside, afraid to leave their home. It wasn't until a neighbor stopped by the next day, that the Fishers told their harrowing tale.

The neighbor contacted police, but by then Tracy was long gone. Unbeknownst to officials, Tracy had already left King County on a stolen fishing boat headed across Puget Sound.

SOURCES:

"Think Tracy is Located, is Near Bothell," Seattle Post-Intelligencer, July 6, 1902, p. 1, 2; "Fatigue May Win," Seattle Post-Intelligencer, July 6, 1902, p. 1, 2; "Tracy Changes his Clothing," Seattle Post-Intelligencer, July 6, 1902, p. 13; "Tracy Definitely Once More Located Near Bothell," The Seattle Times, July 5, 1902, p. 1, 2; "Calls on the Fisher Family," The Seattle Times, July 6, 1902, p. 1, 2. By Alan J. Stein, March 06, 2003

BUILDING PERMITS

\$185,000; Construct partial 2nd story addition and alterations to existing single family residence per plan.7700 21st Ave NE Seattle

\$75,000; Change of use on 2nd floor from assembly and storage to residential use and construct alterations to mixed use structure and occupy per plan. 6556 Ravenna Ave NE Seattle

\$125,000; Repair fire damage on first and second floor of single family dwelling with partial window and roof repair and/or replacement and minor upgrades to floor structure and insulation, per plans. 6201 Ravenna Ave NE Seattle

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