

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 117840

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt
5 Apartment Building at 1600 East John Street, a landmark designated by the Landmarks
6 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to
7 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal
8 Code.

9 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),
10 establishes a procedure for the designation and preservation of sites, improvements, and
11 objects having historical, cultural, architectural, engineering, or geographic significance;
12 and

13 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on September 5,
14 2012, voted to approve the nomination of the improvement located at 1600 East John
15 Street and the site on which the improvement is located (which collectively are referred
16 to as "1600 East John Street" for the purposes of this ordinance), for designation as a
17 landmark under SMC Chapter 25.12; and

18 WHEREAS, after a public meeting on October 17, 2012 the Board voted to approve the
19 designation of 1600 East John Street under SMC Chapter 25.12; and

20 WHEREAS, on January 16, 2013, the Board and the owner of the designated landmark agreed to
21 controls and incentives; and

22 WHEREAS, the Board recommends that the City Council enact a designating ordinance
23 approving the controls and incentives; NOW, THEREFORE,

24 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

25 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
26 Landmarks Preservation Board (Board) of the improvement located at 1600 East John Street and
27 the site on which the improvement is located (which collectively are referred to as "1600 East
28 John Street" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. 1600 East John Street is located on the property legally
2 described as:

3 Lots 4, 5, and 6, Block 6, D.M. Crane Addition, according to the plat thereof,
4 recorded in Volume 4 of Plats, page 71 in King County, Washington.

5 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
6 the following specific features or characteristics of 1600 East John Street are designated:

- 7 1. The exterior of the improvement known as 1600 East John Street.
- 8 2. The following portions of the interior of the improvement known as 1600 East
9 John Street: the lobby and circular stair within the northwest turret.
- 10 3. The site consisting of the property described in subsection 1.A on which the
11 improvement known as 1600 East John Street is located.
- 12 13

14 C. Basis of Designation. The designation was made because 1600 East John Street is
15 more than 25 years old; has significant character, interest or value as a part of the development,
16 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to
17 convey its significance, and satisfies the following from SMC 25.12.350:

- 18 1. It embodies the distinctive visible characteristics of an architectural style, or
19 period, or of a method of construction (SMC 25.12.350.D).
- 20 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 21

22 Section 2. CONTROLS: The following controls are hereby imposed on the features or
23 characteristics of 1600 East John Street that were designated by the Board for preservation:

24 A. Certificate of Approval Process.



1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the improvement known as 1600 East John Street.
 - b. The following portions of the interior of the improvement known as 1600 East John Street: the lobby and circular stair within the northwest turret.
 - c. The site consisting of the property described in subsection 1.A on which the improvement known as 1600 East John Street is located.
2. No Certificate of Approval is required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection 2.A.1 of this ordinance.
 - b. Temporary and ADA signage.
 - c. Installation, removal or alterations of non-original interior light fixtures.
 - d. Removal/addition of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground, shrubs, perennials and annuals.
 - e. Installation, removal or alteration of temporary site furnishings, including benches, and movable planter boxes.
 - f. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.



1 B. City Historic Preservation Officer Approval Process.

- 2 1. The City Historic Preservation Officer (CHPO) may review and approve
3 alterations or significant changes to the features or characteristics listed in
4 subsection 2.B.3 of this ordinance according to the following procedure:
- 5 a. The owner shall submit to the CHPO a written request for the alterations or
6 significant changes, including applicable drawings or specifications.
7
8 b. If the CHPO, upon examination of submitted plans and specifications,
9 determines that the alterations or significant changes are consistent with the
10 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
11 significant changes without further action by the Board.
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13 c. If the CHPO does not approve the alterations or significant changes, the
14 owner may submit revised materials to the CHPO, or apply to the Board for a
15 Certificate of Approval under SMC Chapter 25.12.
- 16 2. The CHPO shall transmit a written decision on the owner's request to the owner
17 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
18 written decision constitutes approval of the request.
- 19 3. CHPO approval of alterations or significant changes to the features or
20 characteristics listed in subsection 2.A.1 of this ordinance is available for the
21 following:
22 a. For the specified features and characteristics of the building, the addition or
23 elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and
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1 other similar wiring or mechanical elements necessary for the normal
2 operation of the building.

3 b. Installation, removal, or alterations of exterior light fixtures, including exterior
4 security lighting, and security system equipment.

5 c. Signage other than signage excluded in Section 2.A.2.b.

6 d. Installation, removal or alterations of exterior door hardware.

7 e. Floor coverings in the northwest turret.

8 f. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
9 above ground.
10

11 Section 3. INCENTIVES. The following incentives are hereby granted on the features or
12 characteristics of 1600 East John Street that were designated by the Board for preservation:
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14 A. Uses not otherwise permitted in a zone may be authorized in a designated
15 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

16 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
17 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant
18 to the applicable provisions thereof.
19

20 C. Special tax valuation for historic preservation may be available under RCW
21 Chapter 84.26 upon application and compliance with the requirements of that statute.
22

23 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
24 parking requirements for uses permitted in a designated Landmark structure, may be permitted
25 pursuant to SMC Title 23.
26



1 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
2 SMC 25.12.910.

3 Section 5. 1600 East John Street is hereby added alphabetically to Section I, Residences,
4 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
7 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
8 directed to provide a certified copy of the ordinance to the owner of the landmark.
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10 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
11 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
12 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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Passed by the City Council the ____ day of _____, 2013, and
signed by me in open session in authentication of its passage this
____ day of _____, 2013.

President _____ of the City Council

Approved by me this ____ day of _____, 2013.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2013.

Monica Martinez Simmons, City Clerk

(Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|-----------------------------|------------------------------|------------------------------|
| Department of Neighborhoods | Erin Doherty/206-684-0380 | Forrest Longman/206-684-0331 |

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Anhalt Apartment Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Anhalt Apartment Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Anhalt Apartment was built in 1930-31 and is located in the Capitol Hill neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and the interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

X **This legislation does not have any financial implications.**

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.



e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

g) **Does this legislation affect a piece of property?**

Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Anhalt Apartment Building at 1600 East John Street

Erin Doherty/jom
DON 1600 East John Street Landmark Designation Exhibit A
April 25, 2013
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.





City of Seattle
Office of the Mayor

June 11, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Anhalt Apartment Building at 1600 East John Street as a historic landmark, imposes controls, grants incentives and adds the Anhalt Apartment Building to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and the interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, Department of Neighborhoods at 206-684-0380.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

