

#32

Sarah Sadt
DON Old Norway Hall Landmark Designation ORD
July 29, 2013
Version #1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117902

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AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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.

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

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on March 21, 1979, voted to approve the nomination of the improvement located at 2015 Boren Avenue (which is referred to as "Old Norway Hall" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 2, 1979, the Board voted to approve the designation of Old Norway Hall under SMC Chapter 25.12; and

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

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2015 Boren Avenue (which is referred to as "Old Norway Hall" for the purposes of this ordinance) is hereby acknowledged.



1 A. Legal Description. Old Norway Hall is located on the property legally described
2 as:

3 Lots 10 and 11, Block 40 of the Plat of the Second Addition to the Town of
4 Seattle Laid Off by the Heirs of Sarah A. Bell, according to the Plat thereof
5 recorded in Volume 1 of Plats, Page 121, in King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of Old Norway Hall are designated:
8

- 9 1. The entire exterior of the building, including the stained glass above the entry
10 door.
11 2. The woodwork and exposed structure of the interior, including stained glass
12 above the interior entry hall door.

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

- 18 1. It is associated in a significant way with a significant aspect of the cultural,
19 political, or economic heritage of the community, City, state, or nation (SMC
20 25.12.350.C).
21
22 2. It embodies the distinctive visible characteristics of an architectural style, period,
23 or a method of construction (SMC 25.12.350.D).
24
25 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
26 is an easily identifiable visual feature of its neighborhood or the City and
27



1 contributes to the distinctive quality or identity of such neighborhood or the City
2 (SMC 25.12.350.F).

3 Section 2. CONTROLS: The following controls are hereby imposed on the features or
4 characteristics of Old Norway Hall that were designated by the Board for preservation:

5 A. Certificate of Approval Process.

- 6 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
7 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
8 the time for denying a Certificate of Approval must have expired, before the
9 owner may make alterations or significant changes to the following specific
10 features or characteristics:
11
12 a. The entire exterior of the building, including the stained glass above the entry
13 door.
14
15 b. The woodwork and exposed structure of the interior, including stained glass
16 above the interior entry hall door.
17
18 2. No Certificate of Approval is required for the following: any in-kind maintenance
19 or repairs of the features or characteristics listed in subsection 2.A.1.

20 B. City Historic Preservation Officer Approval Process.

- 21 1. The City Historic Preservation Officer (CHPO) may review and approve
22 alterations or significant changes to the features or characteristics listed in
23 subsection 2.B.3 according to the following procedure:
24
25 a. The owner shall submit to the CHPO a written request for the alterations or
26 significant changes, including applicable drawings or specifications.

- 1 b. If the CHPO, upon examination of submitted plans and specifications,
2 determines that the alterations or significant changes are consistent with the
3 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
4 significant changes without further action by the Board.
- 5 c. If the CHPO does not approve the alterations or significant changes, the
6 owner may submit revised materials to the CHPO, or apply to the Board for a
7 Certificate of Approval under SMC Chapter 25.12.
- 8
- 9 2. The CHPO shall transmit a written decision on the owner's request to the owner
10 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
11 written decision constitutes approval of the request.
- 12
- 13 3. CHPO approval of alterations or significant changes to the features or
14 characteristics listed in subsection 2.A.1 is available for the following:
- 15 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,
16 fire escapes, pipes, and other similar wiring or mechanical elements necessary
17 for the normal operation of the building.
- 18 b. The installation, alteration, or removal of signage.
- 19 c. The installation, alteration, or removal of exterior security lighting, video
20 cameras, and security system equipment.
- 21

22 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
23 characteristics of Old Norway Hall that were designated by the Board for preservation:
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1 A. Uses not otherwise permitted in a zone may be authorized in a designated
2 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
3 Municipal Code Title 23.

4 B. Special tax valuation for historic preservation may be available under RCW
5 Chapter 84.26 upon application and compliance with the requirements of that statute.

6 C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
7 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
8 applicable provisions thereof.
9

10 D. The Owner may be eligible to participate in the City's Landmark Transfer of
11 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
12 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
13 properties as Landmark TDR, pursuant to SMC 23.49.014.
14

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

17 Section 5. Old Norway Hall is hereby added alphabetically to Section II, Buildings, of
18 the Table of Historical Landmarks contained in SMC Chapter 25.32.

19 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
20 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
21 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
22 directed to provide a certified copy of the ordinance to the owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by SMC Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2013, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2013.

7
8 _____
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2013.

12
13 _____
14 Michael McGinn, Mayor

15
16 Filed by me this ____ day of _____, 2013.

17
18 _____
19 Monica Martinez Simmons, City Clerk

20 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/206-615-1786	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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 Old Norway Hall as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds Old Norway Hall to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

Old Norway Hall was built in 1915 and is located in the Denny Triangle 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 exterior of the building and a portion of the interior, 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 Old Norway Hall

Sarah Sodd
DON Old Norway Hall Landmark Designation FISC EXH A
July 29, 2013
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Vicinity map of the Old Norway Hall



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

August 13, 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 Old Norway Hall as a historic landmark, imposes controls, grants incentives and adds Old Norway Hall 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 exterior of the building and a portion of the interior, 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 Sarah Sadt, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council





The City of Seattle

Landmarks Preservation Board

400 Yesler Building
915 Arctic Building, Seattle, Washington, 98104 - (206) 625/4501

LPB-151/79

REPORT ON DESIGNATION

NAME OF PROPERTY & ADDRESS: Norway Hall
2015 Boren Avenue

LEGAL DESCRIPTION: Block 40, Lots 10 & 11, of Belheirs SA
Second Addition.

OWNERS: Diamond Parking Company
1312 Madison St.
Seattle, wa 98104

APPROVAL OF DESIGNATION:

On March 21, 1979 the Seattle Landmarks Preservation Board voted to approve nomination of the subject property. Subsequently, on May 02, 1979 the Landmarks Preservation Board held a Public Hearing and voted to approve designation of the subject property as a Seattle Landmark and specifying the following features to be preserved:

- The entire exterior of the building, including the stained glass above the entry door;
- woodwork and exposed structure of the interior, including stained glass above the interior entryhall door.

The action is based upon satisfaction of the following criteria of Ordinance 106348, Sections 3.01 (3), (4), and (6):

- (3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation:

Norway Hall was built in 1915 to house the Sons and Daughters of Norway, cultural and fraternal societies organized on the Pacific Coast early in this century by immigrants from Norway. Such organizations recognized the important ethnic elements of our society in this new city, and helped to perpetuate significant aspects of other cultures.

MORE-

- (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction:

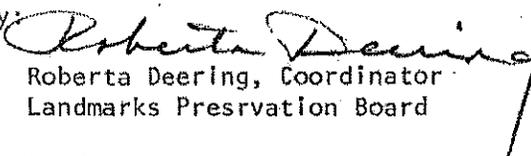
Norway Hall was consciously designed in the then (in the "old country") popular revival of traditional mediaeval loft house/dragon styles, skillfully executed in wood. The building is an excellent example of the culture which produced it.

- (6) Because of its prominence of spatial location, contrasts of siting, age or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city:

As the area surrounding Norway Hall has gradually changed to industry, warehousing and commerce, and deserts of clogged arterials, the building is a splendid contrast to the drabness which surrounds it. This particular part of the city also was initially the predominate Norwegian community center, now left with few examples of that past.

Issued May 07, 1979

Earl D. Layman,
City Historic Preservation Officer

by: 
Roberta Deering, Coordinator
Landmarks Preservation Board

EDL:RD:rd



Old Norway Hall, 2015 Boren Avenue, current



Old Norway Hall, 2015 Boren Avenue, c. 1915

