

Designating the P. P. Ferry Mansion (St. Mark's Deanery) as an Historic Landmark.

Ordinance No. 108213

AN ORDINANCE relating to historic preservation, designating the P. P. Ferry Mansion (St. Mark's Deanery) a Landmark under Ordinance 106348 and imposing control thereon.

5/8/79-VD: H - PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 100231

INTRODUCED: APR 2 1979	BY: EXECUTIVE REQUEST
REFERRED: APR 2 1979	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: MAY 14 1979	SECOND READING: MAY 14 1979
THIRD READING: MAY 14 1979	SIGNED: MAY 14 1979
PRESENTED TO MAYOR: MAY 15 1979	APPROVED: MAY 21 1979
RETD. TO CITY CLERK: MAY 21 1979	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

10: B: 38

ORDINANCE 108213

AN ORDINANCE relating to historic preservation, designating the P. P. Ferry Mansion (St. Mark's Deanery) a Landmark under Ordinance 106348 and imposing control thereon.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on December 21, 1977 voted to approve the nomination of the P. P. Ferry Mansion, 1531 - 10th Avenue East, Seattle as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on February 1, 1978, the Board voted to approve the designation of the P. P. Ferry Mansion as a Landmark under Ordinance 106348; and

WHEREAS, on January 9, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of the designation, controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the P. P. Ferry Mansion, more particularly described as:

Beginning at the intersection of the westerly line of 10th Avenue North and the southerly line of Section 20, Township 25 North, Range 4 East, W.M., thence northerly along said westerly line 314.56 feet to the true point of beginning thence south 89°14'15" west 350 feet thence north 00°04'25" west 70 feet thence north 89°14'15" East to the westerly line of 10th Avenue North thence southerly along said westerly margin of said avenue to the true point of beginning, less portion condemned for street by Ordinance 73188 of the City of Seattle. (Tax Lot 119)

as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is an outstanding work of a designer or builder; and
- (2) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable

1
2 visual feature of its neighborhood or the city and
3 contributes to the distinctive quality or identity of
4 such neighborhood or the city.

5 Section 2. The following controls upon alteration of
6 the landmark are hereby imposed:

7 A Certificate of Approval must be obtained or the time
8 for denying a Certificate of Approval must have expired
9 before the owner may make alterations to:

- 10 (1) The entire exterior of the structure, including
11 but not limited to, changes in color scheme; and
12 (2) The interior of the first floor, excluding the
13 kitchen and pantry; and
14 (3) The entry and stairwell of the first and second
15 floor; and
16 (4) The site.

17 Alterations or significant changes to the site
18 shall be defined as:

- 19 a) New structures;
20 b) Alterations to existing or construction of
21 new driveways and parking facilities/lots;
22 c) Changes to the 1979 Robert Chittock landscape
23 plan for the site defined as:

24 Legal Description/Parcel A:

25 That portion of the south half of the southwest
26 quarter of the southeast quarter of Section
27 20, Township 25 North, Range 4 East, W.M., in
28 King County, Washington, described as follows:

Beginning on the south line of said subdivision
at a point which is north to 89°14'15" East
285.56 feet from the southwest corner of said
subdivision; thence north 0°04'25" west
279.23 feet to the true point of beginning;
thence south 0°04'25" east 85 feet; thence
north 89°14'15" east 237 feet; thence north
66° east 38.02 feet; more or less to a point
on a line which is parallel with and north

1 0°04'25" west 209.23 feet from the south
2 boundary of said subdivision; thence north
3 89°14'15" east 308 feet, more or less, to the
4 westerly line of 10th Avenue North as it
5 existed prior to May 10, 1945; thence northerly
6 along said avenue line 71 feet, more or less,
7 to a point which bears north 89°14'15" east
8 from the true point of beginning; thence
9 south 89°14'15" west 598.63 feet to the true
10 point of beginning; except that portion
11 condemned by the City of Seattle for the
12 widening of 10th Avenue North under Ordinance
13 No. 73188 in King County Superior Court Cause
14 No. 359242; less the portion thereof lying
15 westerly of a southerly extension through
16 Parcel A of the westerly boundary of Parcel
17 B.

18 Any in-kind maintenance and repair for the above noted
19 features shall be excluded from the above controls.

20 Section 3. The following economic incentives are
21 hereby made available to the owner:

- 22 1. The incentives available to all Seattle Landmarks
23 under the City's Zoning Ordinance;
- 24 2. Historic Preservation Grants-in-Aid funds, on an
25 application basis, should the property be entered
26 in the National Register of Historic Places; and
- 27 3. Benefits available under the Tax Reform Act of
28 1976 should the property be entered in the National
Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties
for its violation shall be as provided in Section 14.08 of
Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record
this ordinance with the King County Director of Records and
Elections, deliver two copies to the City Historic Preservation
Officer, 400 Yesler Building, and deliver one copy to the
Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1979.
Charles Royer
Mayor.

Filed by me this 21 day of May, 1979.

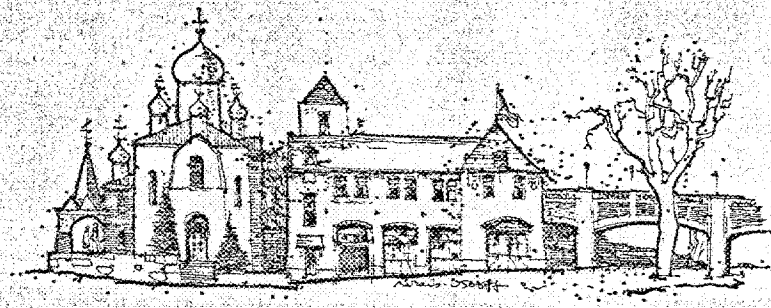
Attest: Ed King
City Comptroller and City Clerk.

By: Wayne Angerme
Deputy Clerk.

(SEAL)

Published.....

36015



The City of Seattle

Landmarks Preservation Board

Seattle, Washington 98104 • (206) 625-4501

Crandall / **FEARN**
LPB-54/79

22 February 1979

The Honorable Douglas Jewett
City Attorney
1000 Municipal Building
Seattle, Washington 98104

ATTENTION: Gordon Crandall
James Fearn

SUBJECT: Request for Landmarks Designating Legislation

Dear Mr. Jewett:

Again and in accordance with agreement with Councilman Hildt, we are forwarding directly to you Approved Nominations, Reports on Designation and Agreements or Reports on Controls and Incentives for the following properties:

- P.P. Ferry Mansion (St. Mark's Deanery)
- Bystrom House
- Norvell House
- 14th Avenue West Victorian Group
- Charles Bussell House

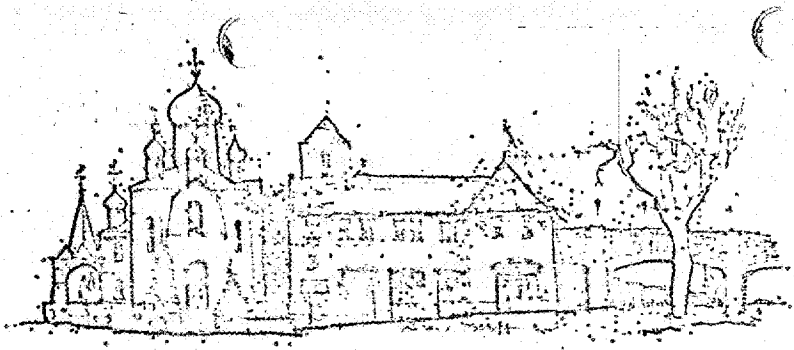
We would appreciate early preparation of designation legislation pursuant to Ordinance 106348.

Sincerely yours,

Earl D. Layman
Earl D. Layman
City Historic Preservation Officer

EDL:hg

cc: J. M. Neil
James Daly



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
199 West Park Building Seattle, Washington 98104 • (206) 625-4501

LPB-31/78

REPORT ON DESIGNATION

February 14, 1978

NAME OF PROPERTY:

The Deanery of St. Mark's Cathedral/Ferry House
1531 - 10th Avenue East

LEGAL DESCRIPTION:

The *The*
BEG AT INTERS OF WLY LN OF 10th AVE N & S LN OF
SEC TH NLY ALG SDNLY LN 314.56 ft. TO TRUE BEG
TH S 89°-14'-15" W 350ft TH N 00°-04'-25" W 70ft TH
N 89-14-15 E to WLN OF 10th AVE N TH SLY ALG SD WLM *point of*
AVE TO BEG LESS POR TO C OF S. *74*

OWNERS:

The Dean and the Vestry
St. Mark's Cathedral
1531 - 10th Avenue East
Seattle, Washington 98102

Thence Along
The by
condemned by Ordinance 73186
re 2nd description
7-31-88
William

RECOMMENDATIONS FOR DESIGNATION:

On December 21, 1977 and February 1, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of the Deanery of St. Mark's Cathedral/Ferry House as a Seattle Landmark. After receiving the evidence and hearing testimony, the Board voted to approve designation of the structure and its site as a Seattle Landmark; those significant features of the structure as noted in the Approval of Nomination (LPB-179/77) include the entire exterior of the building together with all major public spaces on the first floor (including the great hall, drawing room, dining room and library/music room; and excepting the kitchen and pantry); the stairwell, upper hall and related elements; and the two westerly bedrooms.

The Board finds that the structure and its site merits designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348:

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) P. P. FERRY MANSION
 (Deanery of St. Mark's Cathedral)
 (Ferry Residence)

2. Street and Number 1531 10th Avenue East Block _____ Lot _____ Year Built 1907

3. Present Owner St. Mark's Parish Present Use Deanery

4. Interim Owner(s) _____ Interim Use(s) _____

5. Original Owner Pierre Peyre Ferry Original Use Private Home

6. Architect John Graham, Sr. Builder _____
+ LOUIS TIFFANY

7. Assessed Value: Building _____ Land _____ Assessors File No. _____

8. Classification:

<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Open to Public:
<input checked="" type="checkbox"/> Site	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	
<input type="checkbox"/> Structure	<input type="checkbox"/> Both	<input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Object		<input type="checkbox"/> Threatened by demolition	Hours _____
<input type="checkbox"/> Other		<input type="checkbox"/> Unknown	

9. Neighborhood Information:

A. Compatibility With Neighborhood

Structure Yes X No _____

Use Yes X No _____

B. Importance to Neighborhood

Great X

Moderate _____

Minor _____

C. Architecturally Strong Neighborhood

Comments Very strong architecturally--
older traditional homes and Episcopal com-
plex. Well kept area on top of Capitol
Hill with a view of the Olympics, Puget
Sound, the City, Lake Union, Elliott Bay,
and ship canal.

10. Special Research Sources (Be Specific, list name or item and where found)

19th century architecture in England (Reginald Turner); Charles F.A. Voysey,
Architect; Exhibition Catalog by David Gebhard for the Art Galleries, University
of California, Santa Barbara; Research Paper, 1972, by Janelle Forgette (720-HR 452,

11. Cross Street Reference

St. Mark's Cathedral | LACROIX MIDDLE SCHOOL | DEANERY | DIOCESE HOUSE

10th Avenue East

PARKING | PARKING

12. Photos Attached & Photographer _____

--continued next page--

Special Research Sources (continued)

School of Architecture, University of Washington; Smithsonian Institute Research Paper on Louis Comfort Tiffany.

13. Physical Description

A. Style of Architecture

English country/Craftsman
Overtones of Art Nouveau (Interiors)

B. Construction Material

Frame
Brick, cedar and stucco

C. No. of Stories

3

D. Condition

Excellent _____
Good X
Fair _____
Poor _____

E. Exterior Desecration of Original Design

None or little X
Moderate amount _____
Considerable _____

Interior: some

F. Architectural worth at Example of its Style

Exceptional _____
Excellent X
Good _____
Fair _____
Poor _____

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board).

Property satisfies following criteria of Ordinance 106348:

Section 3.01 (2), (4), (5) and (6)

PREAMBLE

The Ferry House (Deanery) has been variously described as English Tudor, Tudor revival and "Bavarian Gothic" with Black Forest characteristics. However, inspection and analysis of the house reveal its form and spaces, its decorations, features and characteristics are much more fundamental.

ANTECEDENTS

With the advent of the Industrial Revolution in England many artists, architects and designers were shocked, perplexed and revolted by the concurrent changes in society, impact on ways of life, technology, and the urban scene. Beginning with William Morris in mid-19th century, attempts were made to return to the craft methods of production: fabrics, papers, furniture, decorative elements, utensils, houses. Rather than trying to harness the machine, it was evaded. Nonetheless, this philosophy produced excellent design in all the crafts, and these products were employed largely in the decoration and furnishing of ~~new houses which were employed largely in the decoration and furnishing of~~ new houses which employed much of the functional and spatial organization of traditional English houses, with improvements, and thus a new tradition was developed in succession by such other designers as Phillip Webb, Sir Edwin Lutyens and Charles F. A. Voysey, among others. Similar approaches to space and form were subsequently seen in the domestic architecture in this country designed by Richardson, Syllivan, Wright and the Greene brothers.

THE HOUSE

1904 Charles Voysey's work reached its peak during but one short decade: 1895-1905. The Ferry house was designed by John Graham, Sr. and built in ~~1895~~. This house in design, form and character is too similar to Voysey's work to be accidental. It has all the charm of an English house, with external use of timbering in accent to stuccoed areas, informal massing and emphasis on large chimneys and banks of windows. Internally, the house has a great variety of spaces stemming from the central (great) hall into the dining and drawing rooms, the library and other areas. Combined with these larger spaces are intimate nooks with individualized fenestration, a musician's gallery, handsome stairway, charming bedrooms much in the manner of Voysey and Morris. Throughout the house are evidences of Tiffany's artistry (Louis Comfort Tiffany) in stained glass, tile fireplaces, light fixtures and art nouveau details in the woodwork. The architect, John Graham, Sr., reflected his knowledge and familiarity with English country architecture not only here, but as evidenced in his Trinity Episcopal Church, another Seattle Landmark.

This house, then, because of its graciousness and intimacy, its handsome interrelationship of spaces, its careful attention to details, and its place (and as an example of the Craftsman Movement) in the evolution of 20th century domestic architecture, is most worthy of designation and preservation. Its architect, John Graham, Sr., was one of the City's outstanding contributors to the City's form, and his firm today is still one of the largest and most influential. Louis Tiffany, internationally famous designer, in this instance made outstanding contributions to our design heritage.

14. Significance

A. Major Significance

- Historical
- Architectural
- Engineering
- Cultural
- Geographical
- Archaeological

B. Level of Significance

- National
- State
- Community

C. Statement of Significance (Be specific, history, personages, events, etc.)

The Deanery/residence was built in 190⁴ by Pierre Peyre Ferry, son of Washington's last territorial and first state governor, Elisha Peyre Ferry.

Mrs. Ferry has reportedly said that her husband's main purpose for building the home was to comfort her, as she was homesick for California. They rode horses out north of the City, east of Lake Union, to select a site. Their choice as it turned out was conveniently owned by Ferry's brother-in-law, John Leary, as was all the land east of Lake Union to Volunteer Park, and between Roanoke and Aloha Streets. The Leary mansion (a Register property) just north of the Ferrys' and much larger and grander, according to most sources, was built from 1900 to 1902, completed by his widow in 1905, and the Ferry house built in 190⁴.

The Ferrys wanted good craftsmanship and artisanship, and they got it. Ferry hired Louis Comfort Tiffany to do the interiors of the house (also at the request of John Graham, Sr., the architect of the house), although it actually was the Tiffany Glass and Decorating Company which was hired. This was a most prestigious firm at the time who had furnished and decorated many residential interiors for wealthy east coast families as well as several rooms of the White House (Teddy Roosevelt occupancy). The Ferrys' grandson, David Keith Eskridge of Seattle, who spent his childhood in the house, said that his grandmother told him that Tiffany himself came out to Seattle (apparently again at the request of the architect) to advise the builders and to supervise the installations. The Tiffany firm was internationally known for their creativity in art nouveau.

Fixtures, tiles, ceiling decorations, windows and fireplaces were specifically designed, as were much of the woodwork and other details by Tiffany or his craftsmen. The dogwood which covered the site became the design motif for much of the carvings, frescoes and stained glass windows. The owls in the trees were depicted by one carved on a column of the great hall, a special request of Mrs. Ferry.

Surveyor Signature

Date

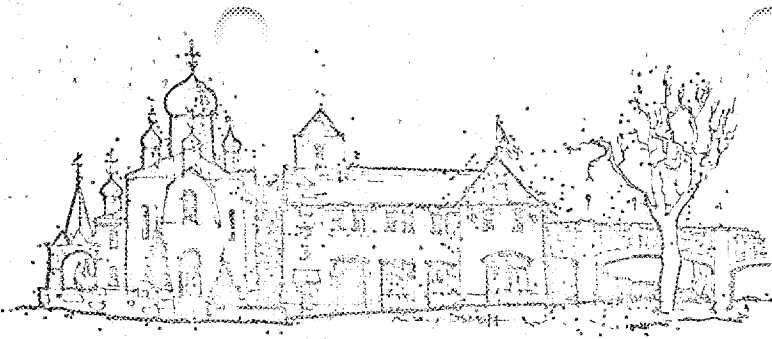
11-11-77

Reviewed:

Historic Preservation Officer

11-11-77

Date



The City of Seattle

Landmarks Preservation Board

400 Yesler Building

195 First Avenue Seattle, Washington, 98104 • (206) 625-4501

LPB-31/78

REPORT ON DESIGNATION

February 14, 1978

NAME OF PROPERTY:

The Deanery of St. Mark's Cathedral/Ferry House
1531 - 10th Avenue East

LEGAL DESCRIPTION:

BEG AT INTERS OF WLY LN OF 10th AVE N & S LN OF
SEC TH NLY ALG SDWLY LN 314.56 ft. TO TRUE BEG
TH S 89-14-15 W 350ft TH N 00-04-25 W 70ft TH
N 89-14-15 E to WLN OF 10th AVE N TH SLY ALG SD
AVE TO BEG LESS POR TO C OF S.

OWNERS:

The Dean and the Vestry
St. Mark's Cathedral
1531 - 10th Avenue East
Seattle, Washington 98102

RECOMMENDATIONS FOR DESIGNATION:

On December 21, 1977 and February 1, 1978, the Landmarks Preservation Board conducted a Public Hearing to consider the designation of the Deanery of St. Mark's Cathedral/Ferry House as a Seattle Landmark. After receiving the evidence and hearing testimony, the Board voted to approve designation of the structure and its site as a Seattle Landmark; those significant features of the structure as noted in the Approval of Nomination (LPB-179/77) include the entire exterior of the building together with all major public spaces on the first floor (including the great hall, drawing room, dining room and library/music room; and excepting the kitchen and pantry); the stairwell, upper hall and related elements; and the two westerly bedrooms.

The Board finds that the structure and its site merits designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348:

SEC. 3.01(4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

With the advent of the Industrial Revolution in England many artists, architects and designers were shocked, perplexed and revolted by the concurrent changes in society, impact of ways of life, technology, and the urban scene. Beginning with William Morris in mid-19th century, attempts were made to return to the craft methods of production: fabrics, papers, furniture, decorative elements, utensils, houses. Rather than trying to harness the machine, it was evaded. Nonetheless, this philosophy produced excellent design in all the crafts, and these products were employed largely in the decoration and furnishing of new houses which employed much of the functional and spatial organization of traditional English houses, with improvements, and thus a new tradition was developed in succession by such other designers as Phillip Webb, Sir Edwin Lutyens and Charles F.A. Voysey, among others. Similar approaches to space and form were subsequently seen in the domestic architecture in this country designed by Richardson, Sullivan, Wright and the Greene brothers.

Charles Voysey's work reached its peak during but one short decade - 1895-1905. The Ferry House was designed by John Graham, Sr., and built in 1904. This house in design, form and character is too similar to Voysey's work to be accidental. It has all the charm of an English house, with external use of timbering in accent to stuccoed areas, informal massing and emphasis on large chimneys and banks of windows. Internally, the house has a great variety of spaces stemming from the central (great) hall into the dining and drawing rooms, the library and other areas. Combined with these larger spaces are intimate nooks with individualized fenestration, a musician's gallery, handsome stairway, charming bedrooms much in the manner of Voysey and Morris.

This house then - because of its graciousness and intimacy, its handsome inter-relationship of spaces, its careful attention to details, and its place, and as an example of the Craftsman Movement, in the evolution of 20th century domestic architecture, embodies distinctive visible characteristics of the English country style typified by Voysey's work and the Craftsman style.

Individual elements of the interior (fixtures, tiles, ceiling decorations, windows and fireplaces) typify, or are superb examples of the art nouveau style through the work of the Tiffany Glass & Decorating Company, the leader in American Art Nouveau design.

(SOURCES: Mr. Earl D. Layman, City Historic Preservation Officer; and Mr. Hugh McKean, Consultant to the (New York) Metropolitan Museum of Art.)

SEC. 3.01(5) It is an outstanding work of a designer or builder;

This structure is noted as an outstanding work of two designers: Louis Comfort Tiffany, a designer of national and international prominence; and of locally prominent architect John Graham, Sr.

Louis Comfort Tiffany: Interior design and, in particular individual interior elements (the "dogwood" stained glass window, woodwork, fixtures, tiles, ceiling decorations, windows and fireplaces - and the dining room fireplace tiles), exemplify the work of Louis Tiffany executed by his "Tiffany Glass & Decorating Company". This was a most prestigious firm at the time and had furnished and decorated many residential interiors for wealthy east coast families, including several rooms in the White House during Theodore Roosevelt's presidency. The Ferrys grandson, David Keith Eskridge of Seattle, who spent his childhood in the house, said that his grandmother told him that Tiffany himself came to Seattle to supervise the installations and builders work on the interiors. Mr. Hugh McKean, Consultant to the Metropolitan Museum of Art, notes the direct hand of Mr. Tiffany himself on the dogwood window in the entry hall and the tile work on the dining room fireplace. Mr. McKean also noted that this interior may be the only, unreconstructed, Tiffany interior extant in the United States.

John Graham, Sr: Locally prominent architect John Graham, Sr., studied in England and undoubtedly was influenced by the English country style. In this house he incorporated the Craftsman style and invited Louis Tiffany to work on the interiors of the house. Mr. Graham was one of the city's outstanding contributors to the city's form, including another Seattle Landmark - Trinity Episcopal Church.

SEC. 3.01(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;

The Ferry house was built in 1904 by Pierre Peyre Ferry (son of Washington's last territorial governor and first state Governor Elisha Peyre Ferry) with no expense spared, as a place of comfort for his wife, Lurena Ferry. The view and the wooded setting were the drawing points of the site. The house reflects the turn of the century "gracious" life style away from the hustle and bustle of the city.

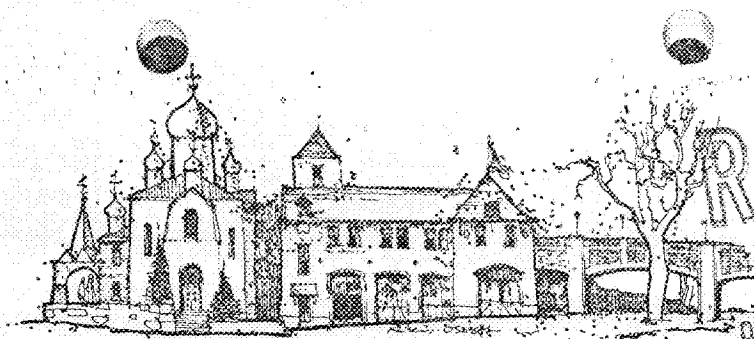
The site's prominence visually on Capitol Hill is enhanced by its significant relationship to the Episcopal complex. St. Mark's Cathedral purchased the Ferry House in 1946 for use as a "new" Deanery.

The Capitol Hill Community Council in a letter to the Landmarks Preservation Board (November 14, 1977), support this criteria testifying as to the prominence of this structure and its site.

Issued, Feb. 14, 1978

R. Deering
 Roberta Deering, Coordinator
 Landmarks Preservation Board

/hg



RECEIVED
JAN 9 1979
CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.
Seattle, Washington, 98104 • (206) 625-4501

LPB-397/78

December 22, 1978

PROPOSED AGREEMENT ON CONTROLS & INCENTIVES

Pierre Peyre Ferry House
(Deanery of St. Mark's Episcopal Cathedral)

WE, the undersigned, the owners of this property, and the City Historic Preservation Officer, do hereby agree in accordance with the provisions of Seattle Landmarks Preservation Ordinance 106348, to the following Controls and Incentives for the subject property:

CONTROLS

To assure the preservation of the landmark the following controls upon the alteration or the making of significant changes of specified features or characteristics of the landmark designated for preservation are hereby imposed with respect to the landmark:

A Certificate of Approval must be obtained pursuant to Ordinance 106348, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes (excluding from these controls any in-kind maintenance or repairs) to:

- a) the entire exterior of the structure, including, but not limited to, changes in color scheme; and,
- b) the interior of the first floor, excluding the kitchen and pantry; and,

MORE-

CONTROLS (cont.):

- c) the entry and stairwell of the first and second floor; and,
- d) the site; alterations or significant changes to the site shall consist of:
 - 1) new structures;
 - 2) alterations to existing or construction of new drive-ways and parking facilities/lots;
 - 3) changes to the Robert Chittock landscape plan for the site, defined as:

LEGAL DESCRIPTION/PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION AT A POINT WHICH IS NORTH 89° 14' 15" EAST 285.56 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 04' 25" WEST 279.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 04' 25" EAST 85 FEET; THENCE NORTH 89° 14' 15" EAST 237 FEET; THENCE NORTH 66° EAST 38.02 FEET; MORE OR LESS TO A POINT ON A LINE WHICH IS PARALLEL WITH AND NORTH 0° 04' 25" WEST 209.23 FEET FROM THE SOUTH BOUNDARY OF SAID SUBDIVISION; THENCE NORTH 89° 14' 15" EAST 308 FEET, MORE OR LESS, TO THE WESTERLY LINE OF 10th AVENUE NORTH AS IT EXISTED PRIOR TO MAY 10, 1945; THENCE NORTHERLY ALONG SAID AVENUE LINE 71 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89° 14' 15" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 14' 15" WEST 598.63 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONDEMNED BY THE CITY OF SEATTLE FOR THE WIDENING OF 10th AVENUE NORTH UNDER ORDINANCE NO. 73188 IN KING COUNTY SUPERIOR COURT CAUSE NO. 359242; LESS THE PORTION THEREOF LYING WESTERLY OF A SOUTHERLY EXTENSION THROUGH PARCEL A OF THE WESTERLY BOUNDARY OF PARCEL B. . .

INCENTIVES:

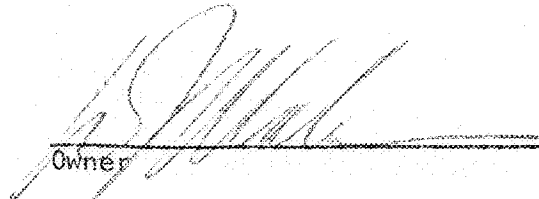
The following economic incentives are hereby noted as available to the owner:

- a) the incentives to all Seattle Landmarks under the Zoning Code; and,
- b) the availability of Historic Preservation Grant-in-Aid Funds, on an application basis, should the property be listed on the National Register of Historic Places; and,

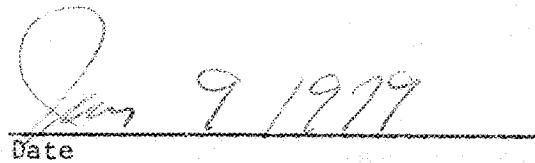
MORE--

INCENTIVES (cont.):

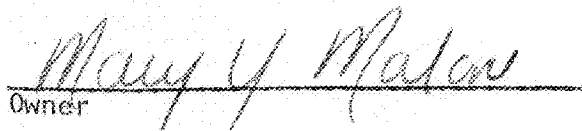
- c) the benefits under the provisions of the 1976 Tax Reform Act to commercial property should the property be listed on the National Register of Historic Places.



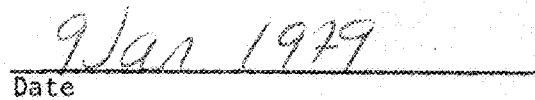
Owner



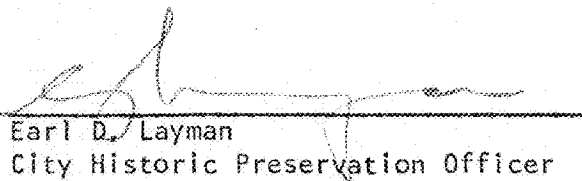
Date



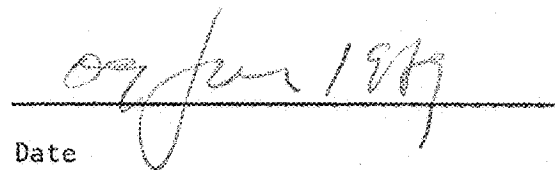
Owner



Date



Earl D. Layman
City Historic Preservation Officer



Date

MAY-24-79 10 02 59 7905241009 LSI A RF 6.00

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RECORDED KC RECORDS

ORDINANCE 108213

1
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3 AN ORDINANCE relating to historic preservation, designating
4 the P. P. Ferry Mansion (St. Mark's Deanery) a Landmark
5 under Ordinance 106348 and imposing control thereon.

6 WHEREAS, the Landmarks Ordinance (106348) establishes a
7 procedure for the designation and preservation of
8 structures and areas having historical, cultural,
9 architectural, engineering or geographic importance;
10 and

11 WHEREAS, the Landmarks Preservation Board after a public
12 hearing on December 21, 1977 voted to approve the
13 nomination of the P. P. Ferry Mansion, 1531 - 10th
14 Avenue East, Seattle as a Landmark under Ordinance
15 106348; and

16 WHEREAS, after a public hearing on February 1, 1978, the
17 Board voted to approve the designation of the P. P.
18 Ferry Mansion as a Landmark under Ordinance 106348; and

19 WHEREAS, on January 9, 1979 the Board and the owners of the
20 designated property agreed to controls and incentives;
21 and

22 WHEREAS, the Board recommends to the City Council approval
23 of the designation, controls and incentives; Now,
24 Therefore,

25 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

26 Section 1. That the designation by the Landmarks
27 Preservation Board of the P. P. Ferry Mansion, more particularly
28 described as:

Beginning at the intersection of the westerly line of
10th Avenue North and the southerly line of Section 20,
Township 25 North, Range 4 East, W.M., thence northerly
along said westerly line 314.56 feet to the true point
of beginning thence south 89°14'15" west 350 feet
thence north 00°04'25" west 70 feet thence north 89°14'15"
East to the westerly line of 10th Avenue North thence
southerly along said westerly margin of said avenue to
the true point of beginning, less portion condemned for
street by Ordinance 73188 of the City of Seattle. (Tax
Lot 119)

as a Landmark is hereby approved, based upon satisfaction of
the following criteria of Ordinance 106348:

- (1) It is an outstanding work of a designer or builder; and
- (2) Because of its prominence of spatial location, contrasts
of siting, age, or scale, it is an easily identifiable

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visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- (1) The entire exterior of the structure, including but not limited to, changes in color scheme; and
- (2) The interior of the first floor, excluding the kitchen and pantry; and
- (3) The entry and stairwell of the first and second floor; and
- (4) The site.

Alterations or significant changes to the site shall be defined as:

- a) New structures;
- b) Alterations to existing or construction of new driveways and parking facilities/lots;
- c) Changes to the 1979 Robert Chittock landscape plan for the site defined as:

Legal Description/Parcel A:

That portion of the south half of the southwest quarter of the southeast quarter of Section 20, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning on the south line of said subdivision at a point which is north to 89°14'15" East 285.56 feet from the southwest corner of said subdivision; thence north 0°04'25" west 279.23 feet to the true point of beginning; thence south 0°04'25" east 85 feet; thence north 89°14'15" east 237 feet; thence north 66° east 38.02 feet; more or less to a point on a line which is parallel with and north

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1 0°04'25" west 209.23 feet from the south
2 boundary of said subdivision; thence north
3 89°14'15" east 308 feet, more or less, to the
4 westerly line of 10th Avenue North as it
5 existed prior to May 10, 1945; thence northerly
6 along said avenue line 71 feet, more or less,
7 to a point which bears north 89°14'15" east
8 from the true point of beginning; thence
9 south 89°14'15" west 598.63 feet to the true
10 point of beginning; except that portion
11 condemned by the City of Seattle for the
12 widening of 10th Avenue North under Ordinance
13 No. 73188 in King County Superior Court Cause
14 No. 359242; less the portion thereof lying
15 westerly of a southerly extension through
16 Parcel A of the westerly boundary of Parcel
17 B.

18 Any in-kind maintenance and repair for the above noted
19 features shall be excluded from the above controls.

20 Section 3. The following economic incentives are
21 hereby made available to the owner:

- 22 1. The incentives available to all Seattle Landmarks
23 under the City's Zoning Ordinance;
- 24 2. Historic Preservation Grants-in-Aid funds, on an
25 application basis, should the property be entered
26 in the National Register of Historic Places; and
- 27 3. Benefits available under the Tax Reform Act of
28 1976 should the property be entered in the National
Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties
for its violation shall be as provided in Section 14.08 of
Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record
this ordinance with the King County Director of Records and
Elections, deliver two copies to the City Historic Preservation
Officer, 400 Yesler Building, and deliver one copy to the
Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

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Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1979.

Charles Poyar
Mayor.

Filed by me this 21 day of May, 1979.

Attest: Ed King
City Comptroller and City Clerk.

(SEAL)

Published

By: Wayne Angerme
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on *Urban Development & Housing,*

MAY 14 1979

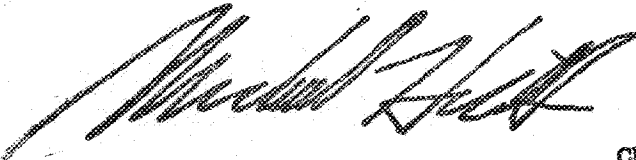
to which was referred

C.B. 100231

Designating the P.P. Ferry Mansion (St. Mark's Deanery) as an Historic Landmark.

Relating to historic preservation, designating the P.P. Ferry Mansion (St. Mark's Deanery) a Landmark under Ordinance 106348 and imposing controls thereon,

recommends that the same do pass



..... Chairman

..... Chairman

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..... Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 108213

was published on May 24, 1979

Subscribed and sworn to before me on
May 24, 1979

Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 166343

AN ORDINANCE relating to historic preservation, designating the P. F. Perry Mansion (821 Mark's Deastery) a Landmark under Ordinance 166343 and imposing control thereon.

WHEREAS the Landmarks Ordinance (166343) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS the Landmarks Preservation Board after a public hearing on December 21, 1978 voted to approve the nomination of the P. F. Perry Mansion, 1531-15th Avenue East, Seattle as a Landmark under Ordinance 166343; and

WHEREAS after a public hearing on February 1, 1979 the Board voted to approve the designation of the P. F. Perry Mansion as a Landmark under Ordinance 166343; and

WHEREAS on January 9, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS the Board recommends to the City Council approval of the designation, controls and incentives; Now, therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the P. F. Perry Mansion, more particularly described as:

Beginning at the intersection of the westerly line of 18th Avenue North and the southerly line of Section 29, Township 25 North, Range 4 East, W. M., thence northerly along said westerly line 314.66 feet to the true point of beginning thence south 89° 14' 15" west 355 feet thence north 89° 04' 25" west 79 feet thence North 89° 14' 15" East to the westerly line of 18th Avenue North thence southerly along said westerly margin of said avenue to the true point of beginning, less portion condemned for street by Ordinance 73183 of the City of Seattle. (Tax Lot 118)

as a Landmark is hereby approved, based upon satisfaction of the following criteria of Ordinance 166343:

- (1) It is an outstanding work of a designer or builder; and
- (2) 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.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- (1) The entire exterior of the structure, including but not limited to, changes in color scheme; and
- (2) The interior of the first floor, excluding the kitchen and pantry; and
- (3) The entry and stairwell of the first and second floor; and
- (4) The site.

Alterations or significant changes to the site shall be defined as:

Beginning on the south line of said subdivision at a point which is north to 89° 14' 15" East 338.66 feet from the southwest corner of said subdivision; thence north 0° 04' 25" west 379.23 feet to the true point of beginning; thence south 0° 04' 25" east 35 feet; thence north 89° 14' 15" east 247 feet; thence north 89° east 35.92 feet; more or less to a point on a line which is parallel with and north 0° 04' 25" west 309.23 feet from the south boundary of said subdivision; thence north 89° 14' 15" east 303 feet, more or less, to the westerly line of 18th Avenue North as it existed prior to May 10, 1945; thence northerly along said avenue line 71 feet, more or less, to a point which bears north 89° 14' 15" east from the true point of beginning; thence south 89° 14' 15" west 538.63 feet to the true point of beginning; except that portion condemned by the City of Seattle for the widening of 18th Avenue North under Ordinance No. 73183 in King County Superior Court Cause No. 33242; less the portion thereof lying westerly of a southerly extension through Parcel A of the westerly boundary of Parcel B.

Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places; and
3. Benefits available under the Tax Reform Act of 1976 should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 11.05 of Ordinance Number 166343.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Office, 400 Yeater Building, and deliver one copy to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14th day of May, 1979, and signed by me in open session in authentication of its passage this 14th day of May, 1979.

JOHN MILLER,
President of the City Council.

Approved by me this 21st day of May, 1979.

CHARLES ROYER,
Mayor.

Filed by me this 21st day of May, 1979.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

By: WAYNE ANGEVINE,
(Seal) Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in