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ORDINANCE 109388

AN ORDINANCE creating the Harvard-Belmont Landmark District; specifying its boundaries and the criteria for designation of the District; establishing a procedure for the preservation of significant physical elements within the district; establishing the Harvard-Belmont Application Review Committee; and providing for administration and enforcement of this Ordinance.

WHEREAS, the Seattle Landmarks Preservation Board has recommended the establishment of the Harvard-Belmont Landmark District; and

WHEREAS, the Urban Development and Housing Committee, after a public hearing, has recommended approval and establishment of the Harvard-Belmont Landmark District; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Legislative Findings and Purposes. Throughout the City of Seattle there are few areas that have retained individual identity, historical continuity or consistency of architectural character.

The Harvard-Belmont Landmark District, situated on the west slope of Capitol Hill above the city's major freeway and representing gracious residential quality in the urban setting, is one such area. The character of the district is defined by a substantial, well-established, and well-maintained residential fabric encompassing both large estates and modest houses, a mix of urban cultural and commercial institutions, within a framework of tree-lined streets, well-maintained grounds, and distinctive natural features.

The topography of the area is typical of those where the first outlying neighborhoods of quality residences were established in Seattle during a decade of rapid growth just after the turn of the century. From the relatively flat eastern boundaries of Broadway East and Harvard Avenue East the land slopes gradually and then more precipitously downward to the west, providing many of the properties with dramatic

1 sites affording views of Lake Union and Queen Anne hill.  
2 The northern boundary is marked by a deep wooded ravine  
3 separating the Sam Hill House from the properties around St.  
4 Mark's Cathedral. The southern boundary at East Roy Street  
5 changes to apartment, institutional, and commercial use and  
6 marks the transition to the denser multiple-unit residential  
7 area and the commercial shopping strip of Broadway East to the  
8 south. Within these boundaries the normally overriding grid  
9 system of platting gives way to some diagonal and curving  
10 streets that generally conform to the natural contours of  
11 the land.

12 H. C. Henry, a railroad builder and a powerful force in  
13 Seattle's business community, was the first man of influence  
14 to settle in the district. Although his house is now gone,  
15 his presence was instrumental in attracting others of like  
16 means and ability to the area. During the first decade of  
17 the twentieth century merchants, bankers, lawyers, engineers,  
18 and then lumber barons, successful businessmen and entrepreneurs  
19 built impressive residences along Harvard Avenue East,  
20 Belmont Place East and neighboring streets.

21 In the next two decades some additional large houses  
22 were built and some of the existing mansions were sold to  
23 equally affluent buyers.

24 Although many architectural styles are represented in  
25 the district, among the buildings of primary significance  
26 are a substantial number of residences which exhibit the  
27 enduring influence of Richard Norman Shaw. These Shavian  
28 houses impart a special quality to the area, a distinctive  
element which can be found in northern Pacific coast cities  
(Victoria and Vancouver, B.C., Seattle, Portland). The two

1 Fisher houses on Belmont Place East together with their  
2 garage below on Summit Avenue East form a distinctive group  
3 of brick and half-timbered dwellings with fine leaded and  
4 beveled glass. The M. H. Young House, the C. H. Bacon  
5 House, the J. A. Kerr House, and the W. L. Rhodes House are  
6 additional examples of the use of brick and half-timbering  
7 to evoke the spirit of a romantic medievalism as filtered  
8 through the precepts of Shaw.

9 Other residences display the symmetry of a more classical  
10 tradition. The restrained formality of the R. D. Merrill  
11 House, the imposing mass of the Chapin-Eddy House relieved  
12 by delicate ornamentation, and the strong simple statement  
13 of the Brownell-Bloedel House all contribute a sense of  
14 solidity and permanence to the district.

15 Sometimes architects outside the city, such as Charles  
16 Al Platte, Hornblower & Marshall, Cutter & Malmgren, and  
17 Arthur Bodley, were called upon to satisfy a client's particular  
18 wishes. More often local firms with established reputations  
19 were commissioned, and works by Carl F. Gould, Somerwell &  
20 Cote, Bebb & Mendel, the Beezer Brothers, James H. Schack,  
21 Graham & Myers, Blackwell & Baker, and Andrew Willatsen can  
22 be found in the district. Interspersed among the mansions  
23 of the wealthy bankers, shipbuilders, lumbermen, and merchants  
24 are numerous wood frame houses of more modest scale. A few  
25 of these were built before 1900, many date from the first  
26 decade of the twentieth century, and there are a number of  
27 simple residences from the late 1930's and early 1940's.

28 The 1920's brought the introduction of the Spanish  
style Hacienda Apartments, the Tudor influenced Anhalt  
apartment groups, as well as the Cornish School and the  
Woman's Century Club. These structures, concentrated along

1 the southern and western boundaries of the district, are  
2 particularly representative of the Capitol Hill character  
3 where a rich mix of architecture, and a successful mix of  
4 residential and commercial uses, exists.

5 The protection, enhancement and perpetuation of the  
6 Harvard-Belmont District is in the interests of the prosperity,  
7 civic pride, urban and visual quality, and general welfare  
8 of the citizens of Seattle.

9 The cultural standing of this city cannot be maintained  
10 or enhanced by disregarding the history of its communities  
11 or by allowing the destruction or defacement of its heritage.  
12 The Seattle Landmarks Preservation Board has identified the  
13 Harvard/Belmont area as one of these few remaining areas  
14 reflecting, in its architectural and landscape elements, its  
15 historical origins significant in the development of Capitol  
16 Hill and, therefore, Seattle.

17 The purposes for the creation of the Harvard-Belmont  
18 Landmark District are:

19 (a) to preserve, protect, enhance, and perpetuate  
20 those elements of the District's cultural, social, economic,  
21 architectural, and historic heritage;

22 (b) to foster community and civic pride in the  
23 significance and accomplishments of the past;

24 (c) to stabilize or improve the historic authenticity,  
25 economic vitality, and aesthetic value of the district;

26 (d) to promote and encourage continued private  
27 ownership and use of buildings and other structures;

28 (e) to encourage continued City interest and  
support in the District; and to recognize and promote the  
local identity of the area.

1           Section 2. Definitions. The following terms used in  
2 this ordinance shall, unless the context clearly demands a  
3 different meaning, mean as follows:

4           (1) APPLICATION REVIEW COMMITTEE is the Committee  
5 established by this ordinance to conduct informal reviews of  
6 Applications for Certificates of Approval and make recommendations  
7 to the Landmarks Board.

8           (2) BOARD is the Seattle Landmarks Preservation  
9 Board as created by Ordinance 106348 or any ordinance amendatory  
10 or successor thereto.

11           (3) CERTIFICATE OF APPROVAL is written authorization  
12 which must be issued by the Board before any alteration or  
13 significant change may be made to the controlled features of  
14 a building or other property within the District.

15           (4) COUNCIL is the City Council of the City of  
16 Seattle.

17           (5) HEARING EXAMINER is any person authorized to  
18 act as a hearing examiner pursuant to the Administrative  
19 Code of the City of Seattle (Ordinance 102228) or any ordinance  
20 amendatory or successor thereto.

21           (6) SIGNIFICANT CHANGE is any external alteration,  
22 new construction, restoration or demolition other than  
23 routine maintenance or repair.

24           (7) DIRECTOR is the Director of the Department of  
25 Construction and Land Use of the City of Seattle or such  
26 other official as may be designated from time to time to  
27 issue permits for construction, alteration, reconstruction  
28 or demolition of improvements upon real property in the City  
of Seattle.

          Section 3. Boundaries and Description of the Harvard  
Belmont Landmark District. There is hereby established the

1 Harvard-Belmont Landmark District whose boundaries are  
2 particularly described as follows:

3 Beginning at the northeast corner of Lot 10, Block 33,  
4 Supplemental Plat of A. Pontius Addition, as recorded  
5 in Volume 8, of King County Plats, Page 39; which is  
6 the point of beginning; thence south along the east  
7 line of said Lot 10 and Lot 9 to the southeast corner  
8 of Lot 9, said Block 33; thence west along the south  
9 line of Lot 9 to the east margin of Harvard Avenue  
10 East; thence north along said east margin to the south  
11 margin of East Roy Street; thence west along the south  
12 margin and margin extended of East Roy Street to the  
13 intersection of the southwest margin of Belmont Avenue  
14 East extended; thence northwesterly along said south-  
15 west margin and margin extended of Belmont Avenue East  
16 to the northwest margin of Bellevue Place East extended;  
17 thence northeast along the northwest margin and margin  
18 extended of Bellevue Place East to the west margin of  
19 Summit Avenue East; thence north along the west margin  
20 of Summit Avenue East to the most easterly corner of  
21 Lot 3, Block 17, East Park Addition, as recorded in  
22 Volume 8, of King County Plats, page 83; thence North-  
23 west along the northeasterly line of said Lot 3, a  
24 distance of 55.93 feet; thence southwest parallel with  
25 the southeast line of said Lot 3 a distance of 80.83  
26 feet; thence northwesterly at right angles a distance  
27 of 49.66 feet; thence southwesterly at right angles  
28 a distance of 10.14 feet; thence northwesterly at  
right angles to the southeast line of Lot 5, of said  
Block 17; thence southwest along the southeast line  
of said Lot 5 to the northeast margin of Belmont  
Avenue East; thence northwest along said northeast  
margin of Belmont Avenue East to the intersection of  
the southeasterly margin of Lakeview Boulevard East;  
thence northeast along the southeast margin of Lakeview  
Boulevard East to the most westerly corner of Lot 9,  
of said Block 17; thence southeast along the southwest  
line of said Lot 9; to the southernmost corner of said  
Lot 9; thence northeasterly along the southeasterly  
line of Lots 9, 10, 11, and 12, to the easterly corner  
of said Lot 12, thence northwesterly along the northeast  
line of said Lot 12 to the southeasterly margin of East  
Prospect Street; thence northeast to the intersection  
of the north margin of East Prospect Street and the  
northwest margin of Summit Avenue East; thence north-  
easterly and southeasterly along said margin of Summit  
Avenue East to the west margin of Boylston Avenue East;  
thence east to the east margin of Boylston Avenue East;  
thence north along said east margin to the northwest  
corner of Lot 12, as platted, Block J, Phinney's Addition  
as recorded in Volume 1, of King County Plats, Page  
175; thence east along the north line and line extended  
of said Lot 12 to the northeast corner of Lot 13, as  
platted, Block I, said Phinney's Addition; thence south  
along the east lot line and line extended to the north-  
east corner of Block B, said addition; thence west  
along the south margin of East Highland Drive to the  
east margin of Harvard Avenue East; thence south along  
said east margin to the northwest corner of Lot 8,

1 Block B, of said Phinney's Addition; thence east along  
2 the north line of said Lot 8 to the northeast corner  
3 of said Lot 8; thence south along the east line of  
4 Lots 8, 9, and 10, to the southeast corner of said  
5 Lot 10; thence east along the south line of Lot 15,  
6 said Block B, a distance of 35 feet; thence at right  
7 angles south 35 feet; thence east, parallel to said  
8 south line of Lot 15, to the west margin of Broadway  
9 East; thence south along said west margin to the north  
10 margin of East Prospect Street; thence east along said  
11 north margin and margin extended to the southeast  
12 corner of Lot 12, Block C, said Phinney's Addition;  
13 thence south to the northeast corner of Lot 12,  
14 Block 5, Sarah B. Yesler's 1st Addition as recorded  
15 in Volume 2 of King County Plats, Page 31; thence south  
16 along the east lines of Lot 12, 11 and 10, said Block  
17 5 to the southeast corner of said Lot 10; thence west  
18 along the south line of said Lot 10 to the east line  
19 of Broadway East; thence continuing west to the south-  
20 east corner of Lot 15, Block 4, of said Yesler's  
21 Addition; thence continue west along the south line  
22 of said Lot 15 to the southwest corner thereof; thence  
23 south along the east lines of Lot 1 through 9 inclusive  
24 of Block 4 to the north margin of East Aloha Street;  
25 thence south to the south margin said street; thence  
26 west along said margin and margin extended to the west  
27 margin of Boylston Avenue East; thence north along said  
28 west margin to the northeast corner of Lot 13, Block  
1, of before-mentioned East Park Addition; thence west  
along the north margin of said Lot 13 a distance of  
60 feet; thence south parallel to the east margin of  
Lot 13 to the south line of Lot 13; thence west along  
the said south lot line and south lot line extended  
to the west margin of Belmont Place East; thence north  
along said west margin to the southeast margin of  
Bellevue Place East, which is the most northerly corner  
of Lot 9, Block 2, said East Park Addition; thence  
southwesterly along the northwesterly line of said  
Lot 9, to the northwest corner of said lot; thence  
south parallel to Belmont Place East to a point 20 feet  
north of the southwest corner of Lot 4, said Block 2;  
thence east parallel to the south line of said Lot 4  
a distance of 8 feet; thence south parallel to Belmont  
Place East 40 feet; thence east parallel to said south  
line of Lot 4 a distance of 12 feet; thence south  
parallel to Belmont Place East a distance of 40 feet  
to the north line of Lot 2, said Block 2; thence west  
along said north line and north line extended to the  
northeast margin of Belmont Avenue East; thence south-  
east along said northeast margin to the south line of  
said Lot 2; thence east along said south line and south  
line extended to the east margin of Belmont Place East;  
thence south along said east margin to a point 20 feet  
north of the southwest corner of Lot 5, Block 1, said  
East Park Addition; thence east parallel to the south  
line of said Lot 5 to the east margin of Boylston  
Avenue East and the northwest corner of Lot 7, Block  
2, of before-mentioned Yesler's 1st Addition; thence  
south along the west margin of said Block 2 to the  
southwest corner of Lot 3, said Block 2; thence easterly  
along the south lines of Lots 3 and 22, said Block 2,

1 to the west margin of Harvard Avenue East; thence  
2 continuing easterly to the southwest corner of Lot 3,  
3 Block 3, said Yesler's 1st Addition; thence easterly  
4 along the south line said Lot 3, to the southwest  
5 corner Lot 22, said Block 3; thence north along the  
6 west line of said Lot 22 to the northwest corner of  
7 Lot 22; thence easterly along the north line Lot 22  
8 to the west margin of Broadway East; thence south along  
9 said margin to the north margin of East Roy Street as  
10 established by Ordinance 10065; thence south to the  
11 point of beginning.

12 all in Seattle, King County, Washington, and illustrated on  
13 the map attached hereto as Exhibit A. The City Clerk is  
14 hereby directed to indicate the District on pages 102 and  
15 103 of the official zoning map. All property within the  
16 District shall be subject to the controls, procedures, and  
17 standards set forth herein.

18 Section 4. Criteria for Designation of the District.

19 (a) Historical. The history of Seattle and of  
20 its neighborhoods is a history of the destruction and reshaping  
21 of forested virgin lands for economic returns; the filling  
22 of tide flats and the cutting of new waterways for industry  
23 and commerce; the clearcutting of native forests by pioneer  
24 lumber barons; and the regrading of the natural topography  
25 to an extent seldom before or since practiced in an American  
26 city.

27 Neighborhoods such as Harvard-Belmont, which today have  
28 the appearance of heavily wooded retreats, were created from  
the wasteland left by the lumbering industry. Mansions were  
built on treeless lots, and landscaping, shrubs, and seeds  
were left to the graces of the climate and the fertile soil.

Within the first two decades of this century, the  
District was home to Samuel Hill (railroads), C. H. Bacon  
(building materials), J. H. Bloedel, and R. D. Merrill  
(lumbering), C. J. Smith (banking -- Dexter Horton Bank  
President), O. W. Fisher (flour mills), and John Eddy (lumbering

1 and shipbuilding), among others. Queen Marie of Rumania,  
2 her children Prince Nicholas and Princess Ileeana, marshall  
3 Joffre of France, and Grand Duchess Marie of Russia, were  
4 among the many distinguished foreign guests to the district.

5 A number of central Seattle residential areas have felt  
6 the effects of the move to the suburbs, changing populations,  
7 changes in use and zoning and deteriorating services. The  
8 Harvard-Belmont district, however, has maintained its identity,  
9 character, and quality to a degree which permits its continuance  
10 as a prestigious, liveable and highly desirable neighborhood  
11 in which to live.

12 (b) Sociological. Much of the area known today  
13 as Capitol Hill was laid out and developed by realtor J. A. Moore.  
14 He opened the area north of Howell Street to homeowners in  
15 1901, naming it after Capitol Hill in Denver. The area,  
16 even then, had enormous advantages as a new residential  
17 district because of its closeness to the business district,  
18 its prominent siting and its spectacular views. As a result,  
19 and in addition to a sprinkling of existing farm or country  
20 houses, many magnificent homes were built on the hill from  
21 1901 until the Great Depression. In the Harvard/Belmont  
22 area of Capitol Hill, most of these older and impressive  
23 homes are still extant and interspersed with them are good  
24 examples of more modest residential architecture representative  
25 of every decade of this century (to date). Included in the  
26 District also are several of the Anhalt apartment houses,  
27 precursors of planned group living, including carefully  
28 maintained yards, romantic details, and garaging for automobiles;  
the main building of Cornish Institute, one of the more  
significant cultural-historical landmarks in the city; the  
Loveless apartment-retail building; the Harvard Exit theatre,

1 for many years the home of the Woman's Century Club; and the  
2 Rainier Chapter of the D.A.R., a careful replica of George  
3 Washington's home, Mt. Vernon. This mixture of function,  
4 uses, scale and economics are among the more interesting  
5 aspects of the area. Moreover, the combination of urban and  
6 almost pastoral qualities, the tree-shaded streets, the  
7 several open vistas, and the wooded ravines to the northwest,  
8 all create a neighborhood of outstanding and enduring character.

9 (c) Architectural. The Harvard-Belmont district  
10 includes a rich variety of residential buildings in the  
11 prevailing eclectic styles of the earlier years of this  
12 century, combined with a few late Victorian residences,  
13 significant Spanish and Tudor apartment groups, the modified  
14 Spanish style of the Cornish Institute, and many modest,  
15 non-eclectic houses. Uniting this variety of architectural  
16 expression are the tree-lined streets, the many walled yards  
17 and drives, interesting retaining walls and generous plantings  
18 all of which collectively create a backdrop and contiguous  
19 streetscape and neighborhood that are compatible in terms of  
20 design, scale and use of materials.

21 Section 5. Development and Design Review Guidelines.

22 The Landmarks Preservation Board shall draft and, after  
23 consideration and review in accordance with the Administrative  
24 Procedure Ordinance (102228) shall adopt development and  
25 design review guidelines as rules which shall become effective  
26 upon filing with the City Clerk. Notice and conduct of such  
27 public hearing(s) shall be in accordance with the rules of  
28 the Landmarks Preservation Board and Ordinance 102228.

The Development and Design Review Guidelines shall  
identify the unique values of the district, shall include a  
statement of purpose and intent, and shall be consistent

1 with the purposes of this ordinance and the criteria specified  
2 in Section 3 above. The guidelines shall identify design  
3 characteristics which have either a positive or negative  
4 effect upon the unique values of the District and shall  
5 specify design-related considerations which will be allowed,  
6 encouraged, limited or excluded from the District when  
7 Certificate of Approval applications are reviewed. All  
8 guidelines shall be consistent with the Zoning Ordinance  
9 (86300) and other applicable ordinances.

10 Section 6. District Administration. Jurisdiction over  
11 changes and improvements in the district is vested in the  
12 Seattle Landmarks Preservation Board. In order, however, to  
13 maintain adequate community involvement and contact, an  
14 Application Review Committee is hereby created which shall  
15 consist of two members of the Landmarks Board, at least one  
16 of whom shall be an architect, and three members selected  
17 from property owners, residents, business owners or employees,  
18 or officers of institutions within the District Boundaries.

19 The members of the committee shall be appointed annually  
20 by the Chairman of the Landmarks Board with the approval of  
21 the Landmarks Board. The Committee shall review and make  
22 recommendations to the Landmarks Board for issuance or  
23 denial of applications for Certificates of Approval within  
24 the District.

25 Section 7. Approval of Significant Changes to Buildings,  
26 Structures and Other Property within the Harvard-Belmont  
27 Landmark District. Within the District, a Certificate of  
28 Approval, issued by the Landmarks Preservation Board, is  
required prior to the issuance of any city building, demolition,  
street use, or other permits for proposed work which work is  
within or visible from a public street, alley or way, and,

1 which involves:

2 (a) the demolition of, or exterior alterations or  
3 additions to, any building or structure;

4 (b) any new construction;

5 (c) the addition or removal of major landscape  
6 and site elements, such as retaining walls, gateways, trees  
7 or driveways.

8 In addition, for proposed removal or addition of significant  
9 landscape and site elements for which permits are not required,  
10 and which are identified specifically in the district Development  
11 and Design Review Guidelines, a Certificate of Approval from  
12 the Landmarks Preservation Board shall also be required  
13 prior to the initiation of the proposed work.

14 Section 8. Application for Certificate of Approval.

15 (a) Application for a Certificate of Approval may  
16 be made by filing applications for such certificates with  
17 the Board, or by filing with the Director an application for  
18 a permit to make alterations or significant changes for  
19 which a Certificate of Approval is required.

20 (b) If an application is made to the Director for  
21 a permit for which a Certificate of Approval is required,  
22 the Director shall promptly refer the application to the  
23 Board and the application shall be deemed an application for  
24 a Certificate of Approval. The Director shall continue to  
25 process the application, but shall not issue any permit  
26 until a Certificate of Approval has been issued pursuant to  
27 this ordinance, or the time for filing the notice of denial  
28 of a Certificate of Approval with the Director has expired.

(c) After the Board has commenced proceedings for  
the consideration of any application for a Certificate of  
Approval for a particular alteration or significant change

1 by giving notice of a hearing pursuant to this section or  
2 otherwise, no other application for the same or a similar  
3 alteration or significant change at the same site may be  
4 made until such proceedings and all appeals therefrom have  
5 been concluded.

6 Section 9. Board Hearing on Certificate of Approval.

7 (a) Within thirty (30) days after the filing of  
8 an application for a Certificate of Approval with the Board  
9 or the referral of an application to the Board by the  
10 Superintendent, the Board shall hold a hearing thereon and  
11 shall serve notice of the hearing on the owner and the  
12 applicant not less than ten days before the date of the  
13 hearing.

14 (b) In reviewing applications or appeals of  
15 decisions of the Board, the Application Review Committee,  
16 the Landmarks Preservation Board and the Hearing Examiner  
17 shall consider: 1) the purposes of this Ordinance; 2) the  
18 criteria specified in Section 4 above; 3) guidelines promulgated  
19 pursuant to this Ordinance; 4) the properties' historical  
20 and architectural or landscape value and significance;  
21 5) the properties' architectural or landscape type and  
22 general design; 6) the arrangement, texture, material and  
23 color of the building or structure in question, and its  
24 appurtenant fixtures, including signs; 7) the relationship  
25 of such features to similar features within the Harvard-  
26 Belmont Landmark District; and 8) the position of such  
27 buildings, structure or landscape elements in relation to  
28 the street or public way and to other buildings, structures  
and landscape elements.

Section 10. Issuance of Board Decision. The Board  
shall consider the recommendation of the Application Review

1 Committee and shall, within forty-five days after the transmittal  
2 of the application for permit from the Director or after the  
3 filing of an application for a Certificate of Approval with  
4 the Board, issue a written decision either granting, granting  
5 with conditions, or denying a Certificate of Approval and  
6 shall mail a copy of the decision to the owner, the applicant  
7 and the Director within three (3) working days after such  
8 decision. A decision denying a Certificate of Approval  
9 shall contain an explanation of the reasons for the Board's  
10 decision and specific findings with respect to this ordinance  
and the adopted guidelines for the District.

11 Section 11. Appeal to Hearing Examiner. Any interested  
12 person of record may appeal to the Hearing Examiner the  
13 decision of the Board to grant, grant with conditions, or  
14 deny a Certificate of Approval by serving written notice of  
15 appeal upon the Board and by filing such notice and a copy  
16 of the Board's decision with the Hearing Examiner within  
17 fifteen days after the date the Board's decision is issued.  
18 The Hearing Examiner shall hear and determine the appeal in  
19 accordance with the standards and procedures established for  
20 appeals to the Hearing Examiner under Sections 12.05 through  
21 12.08 of the Landmarks Preservation Ordinance (106348), and  
as prescribed under Section 9(b) herein.

22 Section 12. Enforcement and Penalties. The Director  
23 of the Department of Construction and Land Use shall enforce  
24 this Ordinance. Any failure to comply with its provisions  
25 shall constitute a violation subject to the provisions of  
26 Chapter 12A.01 and Chapter 12A.02 of the Seattle Criminal  
27 Code, and any person convicted thereof may be punished by a  
28 civil fine or forfeiture not to exceed Five Hundred Dollars  
(\$500.00). Each day's violation shall constitute a separate  
offense.

Section 13. 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.

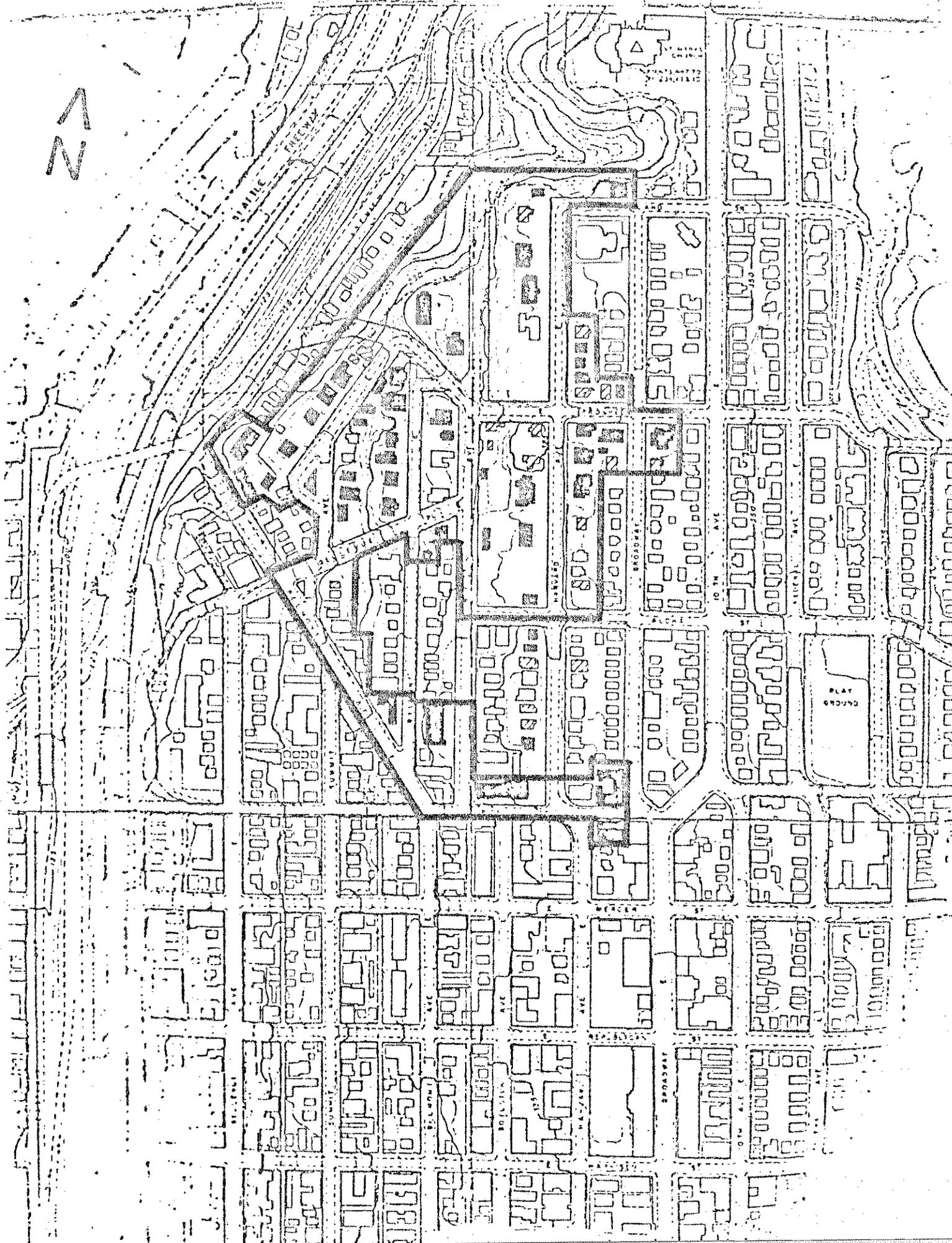
Passed by the City Council the 29<sup>th</sup> day of September, 1980, and signed by me in open session in authentication of its passage this 29<sup>th</sup> day of September, 1980. *[Signature]*  
President of the City Council.

Approved by me this 2<sup>nd</sup> day of October, 1980. *[Signature]*  
Mayor.

Filed by me this 2<sup>nd</sup> day of October, 1980. *[Signature]*  
Attest: City Comptroller and City Clerk.

(SEAL)

Published \_\_\_\_\_ By *[Signature]* Deputy Clerk.



# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported  
and Adopted

Your Committee on *Urban Development & Housing,*

SEP 29 1980

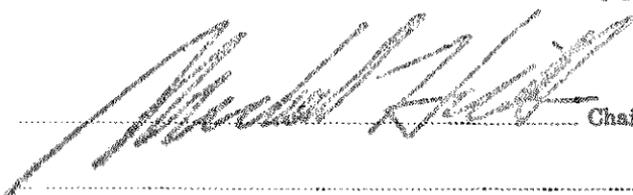
to which was referred

C.B. 101641

Creating the Harvard-Belmont Landmark District (situated on the west slope of Capitol Hill); specifying boundaries, criteria for designation and establishing procedure for preservation thereof.

Creating the Harvard-Belmont Landmark District; specifying its boundaries and the criteria for designation of the District; establishing a procedure for the preservation of significant physical elements within the district; establishing the Harvard-Belmont Application Review Committee; and providing for administration and enforcement of this Ordinance.

*Recommends that the same do pass.*

  
..... Chairman

..... Chairman

## 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. 109388

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was published on ..... October 7, 1980 .....