

**Ordinance No. 110354** T.D.D. 48

AN ORDINANCE relating to historic preservation, imposing controls upon the Langston Hughes Cultural Arts Center, a Landmark designed by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

12/22/81 - UDH - PASS

COMPTROLLER  
FILE NUMBER \_\_\_\_\_

**Council Bill No. 102247**

INTRODUCED: APR 27 1981	BY: Exec.
REFERRED: APR 27 1981	TO: UDH
REFERRED:	
REFERRED:	
REPORTED: DEC 28 1981	SECOND READING: DEC 28 1981
THIRD READING: DEC 28 1981	SIGNED: DEC 28 1981
PRESENTED TO MAYOR: DEC 29 1981	APPROVED: JAN 04 1982
RETD. TO CITY CLERK: JAN 04 1982	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 110354

AN ORDINANCE relating to historic preservation, imposing controls upon the Langston Hughes Cultural Arts Center, a Landmark designed by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (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 July 16, 1980, voted to approve the nomination of the Langston Hughes Cultural Arts Center at 104 17th Avenue South in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on August 20, 1980, the Board voted to approve the designation of the Langston Hughes Cultural Arts Center as a Landmark under Code Chapter 25.12; and

WHEREAS, the Board and the owners of the designated property have agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of 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 Langston Hughes Cultural Arts Center, more particularly described as: Lots 1-3, Block 18, H. L. Yesler's 1st Addition to the City of Seattle and Lots 1-3, Block 4, Hill Tract Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
2. It is an outstanding work of a designer or builder; and

1           3. Because of its prominence of spatial location,  
2           contrasts of siting, age, or scale, it is an  
3           easily identifiable visual feature of its neigh-  
4           borhood or the city and contributes to the dis-  
5           tinctive quality or identity of such neighborhood  
6           or the city;  
7           is hereby acknowledged.

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

10           A Certificate of Approval must be obtained or the time  
11           for denying a Certificate of Approval must have expired  
12           before the owner may make alterations: 1) to the  
13           entire exterior facade of the original structure and  
14           that portion of the site on which the building stands;  
15           2) within the site area, to those changes for which a  
16           City Construction permit would be required and which  
17           also involves a feature which exceeds a height of three  
18           feet above the main floor base of the building. Alter-  
19           ations to the additions to the original structure shall  
20           not require a Certificate of Approval unless they  
21           affect the original building exterior or affect the  
22           site as described above. Any in-kind maintenance and  
23           repair for the above-noted features shall be excluded  
24           from the above controls.

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

- 27           1. The special exceptions available to all Seattle  
28           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.

(To be used for all Ordinances except Emergency.)

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Code Section 25.12.910.

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.

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 28th day of December, 1981, and signed by me in open session in authentication of its passage this 28th day of December, 1981. *[Signature]* President of the City Council.

Approved by me this 4th day of January, 1982. *[Signature]* Mayor.

Filed by me this 4th day of January, 1982.

Attest: *[Signature]* City Comptroller and City Clerk.

(SEAL)

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



The City of Seattle

## Landmarks Preservation Board

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

LPB-306/80

### APPROVAL OF NOMINATION

Name of Property: Langston Hughes Cultural Arts Center  
(formerly: Congregation Bikur Cholem)  
104-17th Avenue South

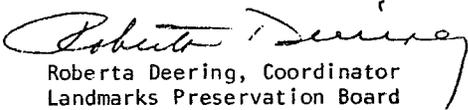
Legal Description: Yesler's First, Block 18, Lots 1-3;  
Hill Tract Addition, Block 4, Lots 1-3.

At its meeting of July 16, 1980, the City of Seattle's Landmarks Preservation Board voted to approve the nomination of the above property for further consideration as a Seattle Landmark.

The following particular features and/or characteristics of the property proposed for preservation include:

- the exterior of the original structure; and grounds, to protect the visual prominence of the structure.

The Landmarks Preservation Board has scheduled a Public Hearing on Wednesday, August 20, 1980, 3:30 p.m., Board of Public Works Conference Room, 3rd Floor, Municipal Building, 600-4th Avenue, at which they will take public testimony and consider Approval of Designation for the above property.

  
Roberta Deering, Coordinator  
Landmarks Preservation Board

Issued: July 21, 1980

RD:gas

cc: William Justen, Department of Construction & Land Use (4)  
Walter Hundley, Superintendent of Parks & Recreation (VIA CERTIFIED)  
Mr. James Daly, Chairperson

Administered by The Office of Urban Conservation. The Seattle Department of Community Development



The City of Seattle

# Landmarks Preservation Board

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

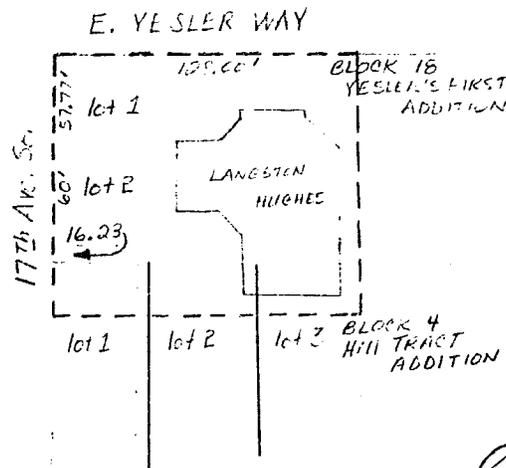
REPORT ON DESIGNATION

LPB-363/80

Langston Hughes Cultural Arts Center, 104-17th Avenue South

Legal Description: Yesler's First, Block 18, Lots 1-3;  
Hill Tract Addition, Block 4, Lots 1-3 portions per map below.

At a Public Hearing held Wednesday, August 20, 1980 the Landmarks Preservation Board voted to approve Landmark designation for the Langston Hughes Cultural Arts Center. Features and characteristics identified for preservation include: the entire exterior of the original synogogue structure; and, that portion of the site on which the building stands, (including all of lots 1 and 2, block 18, Yesler's First Addition, a 16.93 by 128.00 foot parcel immediately south of lot 2, block 18, Yesler's First Addition, and approximately the northernmost quarter of lots 1, 2, and 3, block 4, Hill Tract Addition,) so as to protect the original building's integrity and visual prominence.



Administered by The Office of Urban Conservation, The Seattle Department of Community Development

Landmark Designation is based upon satisfaction of the following criteria of ordinance 106348, Part III:

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

The Langston Hughes Cultural Arts Center, completed in 1915, is one of only a few domed, centric-plan religious structures built and remaining in Seattle. Its design represents an eclectic synthesis of neo-classical and Byzantine forms and massing resulting in an imposing external composition. Terra cotta detailing, common in buildings of this era, is particularly handsome in this example.

*Section 3.01 (5) It is an outstanding work of a designer or builder.*

The former temple is an early work of nationally prominent theatre architect, B. Marcus Priteca, who served as the principal architect for the Pantages theatre chain between 1911 and 1929. His Seattle office was responsible for the design of some sixty major theatres, including three in Seattle. Of these three, only the 1916 Coliseum survives. Elements of Priteca's expertise in theatre architecture are evident in the total composition of the synogogue, particularly the theatrical progression of internal spaces. This progression originally began with a monumental flight of stairs at the west facade, and advanced through the narthex before entering a large domed sanctuary which terminated the axis. The centric character of the domed sanctuary appropriately complemented the nature of worship in the temple: focussing attention on a centrally located dais, and symbolically representing an equal relationship between the clergy and the congregation before God.

*Section 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 Langston Hughes Cultural Arts Center stands as an important and prominent visual landmark in a neighborhood now characterized by wide areas of open space and a scarcity of distinguished buildings. The former temple is particularly striking when viewed from points west along Yesler Way.

Issued, September 02, 1980.

by:   
Roberta Deering  
Board Coordinator

## PROPOSED CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

Langston Hughes Cultural Arts CenterCONTROLS:

To assure the preservation of the specified features and characteristics of the Landmark, a Certificate of Approval issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance 106348 must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make any significant changes or major alterations:

- 1) which affect the exterior facade of the original building;
- 2) within the specified site area, those changes for which a City Construction Permit would be required and which also involves a feature which exceeds a height of three feet above the main floor base of the building;
- 3) and provided that, alterations or changes to the additions to the original building would not require a Certificate of Approval unless they affected the original building exterior or affected the site per #2 above;
- 4) and provided that, any in-kind maintenance or repair of the above-noted features shall be excluded from the Certificate of Approval requirement.

INCENTIVES:

The following economic incentives are hereby noted as potentially available to the owners, on an application basis:

- 1) the special exceptions available to all Seattle Landmarks as part of the City Zoning Code, under certain conditions;
- 2) the availability of Federal Historic Preservation Grants-in-Aid funds, under certain conditions, should the property be listed in the National Register of Historic Places.

Earl D. Layman,  
City Historic Preservation Officer

by:

Roberta Deering, Board Coordinator  
October 28, 1980

For Review by Board: November 6, 1980

*Very bad copy*

**Your  
Seattle  
Parks and Recreation**

Walter R. Hundley, Superintendent  
Charles Royer, Mayor

November 14, 1980



Roberta Deering, Coordinator  
Landmarks Preservation Board  
The Office of Urban Conservation  
400 Yesler Building  
Seattle, Washington 98104

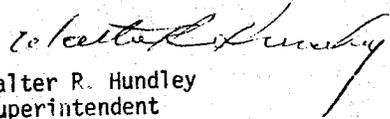
Dear Ms. Deering:

SUBJECT: Langston Hughes Cultural Arts Center

I have had a chance to review with Rae Tufts the proposed agreement on controls and incentives for the subject property that she discussed before your Board on November 5, 1980.

This letter officially confirms Ms. Tufts testimony and conveys the Departments agreement with the proposed controls.

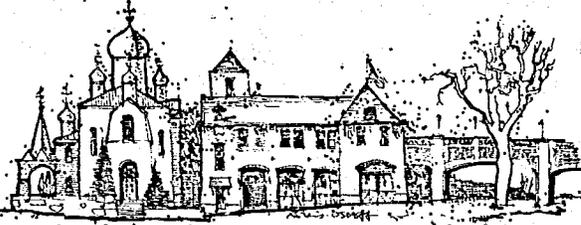
Sincerely,

  
Walter R. Hundley  
Superintendent

WRH:hg

An equal employment opportunity - affirmative action employer.

Seattle Department of Parks and Recreation, 610 Municipal Building, Seattle, Washington 98104 (206) 625-4671  
Board of Park Commissioners: Thomas E. Allen, Chairman, Glenna Hall, Vice Chairman,  
Joseph S. Bowman, Robert E. Kirdall, Phyllis S. Legters, Ruben Sierra, Daniel W. Shannon



COPY OF WRITING RECEIVED

JAN 14 1981

Douglas N. Jewett  
CITY ATTORNEY

The City of Seattle

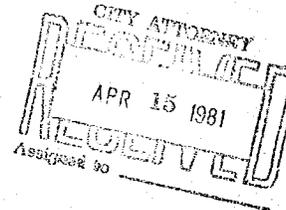
## Landmarks Preservation Board

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

LPB-10/81

January 14, 1981

The Honorable Doug Jewett  
City Attorney  
10th Floor, Municipal Building  
Seattle, Washington 98104



Subject: Request for Drafting - Landmark Designation Ordinances

ATTENTION: James Fearn

Dear Mr. Jewett:

In accordance with the policy established by the City Council's Urban Development and Housing Committee for Landmark designations without owner objections, I am hereby transmitting directly to the Law Department for ordinance drafting the designation proceedings documents for the following properties:

Kubota Gardens

New Age Christian Church

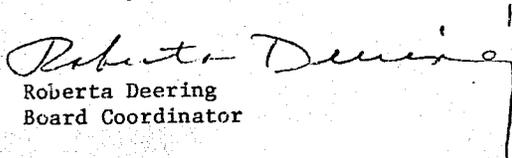
Langston Hughes Cultural Arts Center

Seattle First Baptist Church

The Black Property

Please contact Mr. Earl Layman if there should be any questions and transmit the completed draft to the U.D. & H. Committee for final council action.

Sincerely,

  
Roberta Deering  
Board Coordinator

Attachments

cc: Dewey Potter

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

Unanimous Vote

YES ..... NO .....

LAW DEPARTMENT

8203050392

ORDINANCE 110354

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WHEREAS, the Landmarks Preservation Board after a public hearing on July 16, 1980, voted to approve the nomination of the Langston Hughes Cultural Arts Center at 104 17th Avenue South in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on August 20, 1980, the Board voted to approve the designation of the Langston Hughes Cultural Arts Center as a Landmark under Code Chapter 25.12; and

WHEREAS, the Board and the owners of the designated property have agreed to controls and incentives; and

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

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3. 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;

is hereby acknowledged.

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: 1) to the entire exterior facade of the original structure and that portion of the site on which the building stands; 2) within the site area, to those changes for which a City Construction permit would be required and which also involves a feature which exceeds a height of three feet above the main floor base of the building. Alterations to the additions to the original structure shall not require a Certificate of Approval unless they affect the original building exterior or affect the site as described above. 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 special exceptions 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.

(To be used for all Ordinances except Emergency.)

8203050392

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Code Section 25.12.910.

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.

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 28<sup>th</sup> day of December, 1981, and signed by me in open session in authentication of its passage this 28<sup>th</sup> day of December, 1981.

*[Signature]*  
President of the City Council.

Approved by me this 4<sup>th</sup> day of January, 1982.

*[Signature]*  
Mayor.

Filed by me this 4<sup>th</sup> day of January, 1982.

*[Signature]*  
Attest: City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]*  
Deputy Clerk.

ORDINANCE 119354

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1. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
2. It is an outstanding work of a designer or builder; and
3. Because of its prominence of spatial location, contrast of sitting, age, or color, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood of the city;

is hereby acknowledged.

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: 1) to the entire exterior facade of the original structure and that portion of the site on which the building stands; 2) within the site area, to those changes for which a City Construction permit would be required and which also involves a feature which exceeds a height of three feet above the main floor base of the building. Alterations to the additions to the original structure shall not require a Certificate of Approval unless they affect the original building exterior or affect the site as described above. 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 special exceptions 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.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Code Section 25.12.910.

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 Vesler 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 20th day of December, 1981, and signed by me in open session in authentication of its passage this 20th day of December, 1981.

Approved by me this 14th day of January, 1982.

Filed by me this 4th day of January, 1982.

Attest: *Tim Hill*  
City Comptroller and City Clerk

*Barbara Jordan*  
Deputy Clerk

Publication ordered by TIM HILL, Comptroller and City Clerk.  
Date of Official Publication in the Daily Journal of Commerce, Seattle, January 7, 1982. (C-989)

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Your Committee on  
to which was referred

**UDH**

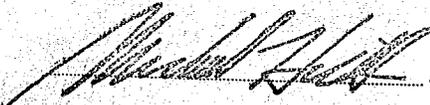
C.B. 102247

Date Reported  
and Adopted

DEC 28 1981

Relating to historic preservation, imposing controls upon the Langston Hughes Cultural Arts Center, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

*recommends that the same do pass.*

 Chairman

..... Chairman

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Committee

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Committee

C-989

**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. 110354

was published on January 7, 1982

*J. H. [Signature]*  
Subscribed and sworn to before me on

January 7, 1982

*[Signature]*  
Notary Public for the State of Washington,  
residing in Seattle.