

ORDINANCE No. 112274

COUNCIL BILL No. 104870

Law Department

The City of Seattle--Leg

AN ORDINANCE relating to historic preservation, imposing controls upon Queen Anne High School, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

REPORT OF COM

Honorable President:

Your Committee on LAND

to which was referred the within Council Bill No. _____ report that we have considered the same and respectfully

COMPTROLLER FILE No. _____

Introduced: <u>APR 15 1985</u>	By: <u>Street</u>
Referred: <u>APR 15 1985</u>	To: <u>Land Use</u>
Referred:	To:
Referred:	To:
Reported: <u>MAY 6 1985</u>	Second Reading: <u>MAY 6 1985</u>
Third Reading: <u>MAY 6 1985</u>	Signed: <u>MAY 6 1985</u>
Presented to Mayor: <u>MAY 16 1985</u>	Approved: <u>MAY 16 1985</u>
Returned to City Clerk: <u>MAY 16 1985</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Jim Steen
Committee

S
under
348).

Use
6 1985
1985
6 1985

Law Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

Honorable President:

Your Committee on

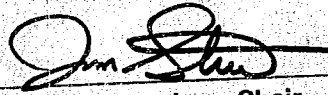
LAND USE

to which was referred the within Council Bill No.

104870

report that we have considered the same and respectfully recommend that the same:

Do Pass



Committee Chair

<i>Use</i>
6 1985
1985
8 1985

104570

ORDINANCE 112274

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AN ORDINANCE relating to historic preservation, imposing controls upon Queen Anne High School, a Landmark designated 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, 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 June 6, 1984 voted to approve the nomination of Queen Anne High School at 215 Galer Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on July 18, 1984 the Board voted to approve the designation of Queen Anne High School as a Landmark under Code Chapter 25.12; and

WHEREAS, on October 17, 1984 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 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 Queen Anne High School more particularly described as:

Woodward's Addition, Lots 7 and 8 in Block A together with that portion of vacated alley adjoining, which upon vacation, attached to said property by operation of laws; except the south 20 feet thereof conveyed to the City of Seattle for alley by deed recorded under Recording No. 1576876; and, all of Kellogg's Addition to the City of Seattle, as per plat recorded in Volume 10 of plats, on page 53, records of King County; together with that portion of vacated alley adjoining, which upon vacation, attached to said property by operation of law.

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- 3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 5) It is an outstanding work of a designer or builder; and
- 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.

is hereby acknowledged.

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

The exterior of the buildings in the complex, with the exception of the auditorium building; the site; and certain interior features including the foyer of the Galer Street entrance and the decorative features of the auditorium;

Preliminary Approval

Preliminary Approval for the Queen Anne High School rehabilitation/restoration, per attached drawings, is granted. Board action on final building, circulation and landscape plans, and issuance of Certificates of Approval for the proposed work on these structures and the re-use of designated interior features, shall require review and approval by the Landmarks Preservation Board.

Additional/Future Changes

A Certificate of Approval, issued by the Landmarks Board pursuant to City Ordinance 106348, must be obtained or the time for denying a Certificate of Approval application must have expired before any changes may be made to any aspect of the designated features of this property that are not in conformance with the above-referenced plans.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

In-Kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval application requirement provided that a Statement of Intent must be filed with the City Historic Preservation Officer prior to commencement of such work.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 23.45.124 Administrative Conditional Uses, certain incentives are available, on an application basis, to authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone in which the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

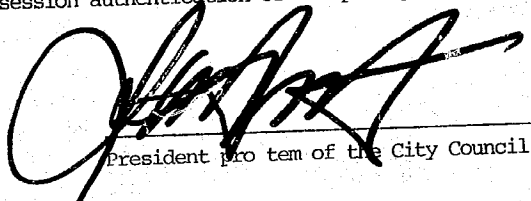
Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

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 Director of the Department of Construction and Land Use.

Section 6. This Ordinance shall take effect and be in force thirty days from and after its passage and approval by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

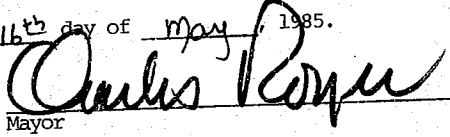
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Passed by the City Council the 6th day of May, 1985, and
signed by me in open session authentication of its passage this 6th day
of May, 1985.



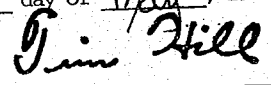
President pro tem of the City Council

Approved by me this 16th day of May, 1985.

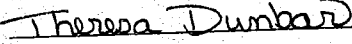


Mayor

Filed by me this 16th day of May, 1985



ATTEST:
City Comptroller and City Clerk

BY: 

Deputy Clerk

RECEIVED THIS DAY
#0573
8.00
*****8.00
55
MAY 6 9 53 AM '85
BY THE DIVISION OF
RECORDS & UTILITIES
KING COUNTY

85/08/06
RECD F
CASHSL

ORDINANCE 112274

8508060573

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AN ORDINANCE relating to historic preservation, imposing controls upon Queen Anne High School, a Landmark designated 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, 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 June 6, 1984 voted to approve the nomination of Queen Anne High School at 215 Galer Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on July 18, 1984 the Board voted to approve the designation of Queen Anne High School as a Landmark under Code Chapter 25.12; and

WHEREAS, on October 17, 1984 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 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 Queen Anne High School more particularly described as:

Woodward's Addition, Lots 7 and 8 in Block A together with that portion of vacated alley adjoining, which upon vacation, attached to said property by operation of laws; except the south 20 feet thereof conveyed to the City of Seattle for alley by deed recorded under Recording No. 1576876; and, all of Kellogg's Addition to the City of Seattle, as per plat recorded in Volume 10 of plats, on page 53, records of King County; together with that portion of vacated alley adjoining, which upon vacation, attached to said property by operation of law.

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

8508060573

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- 3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 5) It is an outstanding work of a designer or builder; and
- 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.

is hereby acknowledged.

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

The exterior of the buildings in the complex, with the exception of the auditorium building; the site; and certain interior features including the foyer of the Galer Street entrance and the decorative features of the auditorium;

Preliminary Approval

Preliminary Approval for the Queen Anne High School rehabilitation/restoration, per attached drawings, is granted. Board action on final buiding, circulation and landscape plans, and issuance of Certificates of Approval for the proposed work on these structures and the re-use of designated interior features, shall require review and approval by the Landmarks Preservation Board.

Additional/Future Changes

A Certificate of Approval, issued by the Landmarks Board pursuant to City Ordinance 106348, must be obtained or the time for denying a Certificate of Approval application must have expired before any changes may be made to any aspect of the designated features of this property that are not in conformance with the above-referenced plans.

8508060573

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

In-Kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval application requirement provided that a Statement of Intent must be filed with the City Historic Preservation Officer prior to commencement of such work.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 23.45.124 Administrative Conditional Uses, certain incentives are available, on an application basis, to authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone in which the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

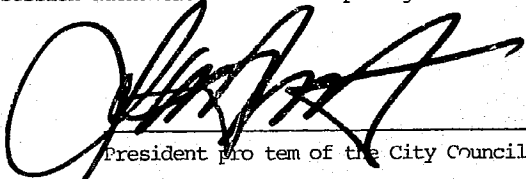
Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

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 Director of the Department of Construction and Land Use.

Section 6. This Ordinance shall take effect and be in force thirty days from and after its passage and approval by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the City Charter.

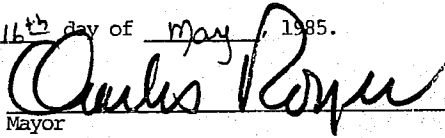
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Passed by the City Council the 6th day of May, 1985, and
signed by me in open session authentication of its passage this 6th day
of May, 1985.



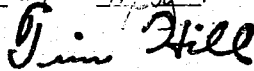
President pro tem of the City Council

Approved by me this 16th day of May, 1985.




Mayor

Filed by me this 16th day of May, 1985



ATTEST:
City Comptroller and City Clerk

BY: 

Deputy Clerk

8508060573

820208123

1985 MAY 16