

ORDINANCE No. 113261

COUNCIL BILL No. 103275

The City of

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

(See inside for original Jacket)

2/16/83 P&CR hold
12/19/86 Land Use - Do Bus
COMPTROLLER FILE No.

Honorable President:

Your Committee on _____
to which was referred the within Co-
report that we have considered the

Introduced: 9-20-82	By:
Referred: 9-20-82	To: P&CR
Referred: 11-3-86	To: Land Use
Referred:	To:
Reported: 12-29-86	Second Reading: Pass
Third Reading: 12-29-86	Signed: 12-29-86
Presented to Mayor: 12-29-86	Approved: JAN 9 1987
Returned to City Clerk: JAN 9 1987	Published:
Vetted by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on _____

was referred the within Council Bill No. _____

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

Vote 5-0

Committee Chair

Ordinance No. 13261

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

2/16/83 - PCR - hold

COMPTROLLER
FILE NUMBER

Council Bill No. 103275

INTRODUCED: SEP 20 1982	BY: PCR	Land Use Committee recommends Do Pass
REFERRED: SEP 20 1982	TO: PCR	
REFERRED: Nov. 3, 1986	Land Use	
REFERRED:		
REPORTED: DEC 29 1986	SECOND READING: PASS	
THIRD READING: DEC 29 1986	SIGNED: DEC 29 1986	12/17/86
PRESENTED TO MAYOR: DEC 29 1986	APPROVED:	
RETD. TO CLERK: DEC 29 1986	USHED:	
VETOED BY MAYOR:	VETO PUBLISHED:	
PASSED OVER VETO:	VETO SUSTAINED:	

Jim Shaw

For Enforcement

EB 103275

JEF:rbw
9/8/82

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ORDINANCE 113261

AN ORDINANCE relating to historic preservation, imposing controls upon the Ramsing House, 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 (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 February 17, 1982, voted to approve the nomination of the Ramsing House at 540 N. E. 80th Avenue in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on April 7, 1982, the Board voted to approve the designation of the Ramsing House as a Landmark under Code Chapter 25.12; and

WHEREAS, on June 2, 1982, the Board approved controls and incentives which are not contested by the property owners; 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 Ramsing House more particularly described as:

Lots 16, 17 and 18, Block 10, Green Lake Electric Addition to the City of Seattle

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350, that is,

It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and;

is hereby acknowledged.

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

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

- 4 1) The entire exterior of the house; and
5 2) That portion of the site from the front of the
6 house to the street.

7 Any in-kind maintenance and repair of the above features and
8 characteristics shall be excluded from the Certificate of
9 Approval requirement.

10 Section 3. As a part of Code Section 24.74.020, Special
11 Exceptions, certain incentives are available, on an applica-
12 tion basis, to permit in certain circumstances uses not other-
13 wise permitted within the zone in which the Landmark is
14 located.

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

18 Section 5. The City Clerk is hereby directed to record
19 this ordinance with the King County Director of Records and
20 Elections, deliver two copies to the City Historic
21 Preservation Officer, 400 Yesler Building, and deliver one
22 copy to the Director of the Department of Construction and
23 Land Use.
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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 29th day of December, 1986 and signed by me in open session in authentication of its passage this 29th day of December, 1986

Salves Berger
President of the City Council.

Approved by me this 6th day of January, 1987

[Signature]
Acting Mayor.

Filed by me this 6th day of January, 1987

Norward J. Brooks
Attest: City Comptroller and City Clerk.

(SEAL)

Published

By *Theresa Dunbar*
Deputy Clerk.

RECEIVED THIS DAY

CB 103275

JEF:rbw
9/8/82

JAN 8 4 16 PM '82

BY THE DIVISION OF
RECORDS & COLLECTIONS
KING COUNTY

87/01/08
RECD F
CRSHSL

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#1634 D

*****7.00

ORDINANCE 113261

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WHEREAS, after a public hearing on April 7, 1982, the Board voted to approve the designation of the Ramsing House as a Landmark under Code Chapter 25.12; and

WHEREAS, on June 2, 1982, the Board approved controls and incentives which are not contested by the property owners; and

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

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Lots 16, 17 and 18, Block 10, Green Lake Electric Addition to the City of Seattle

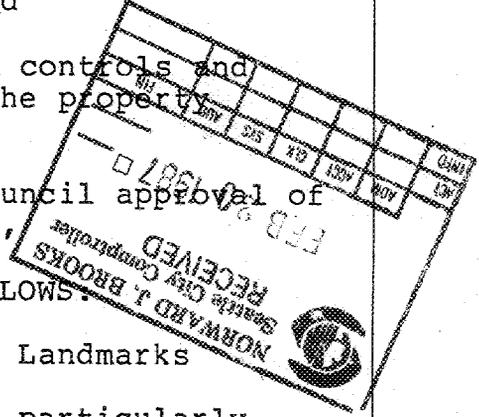
as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350, that is,

It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and;

is hereby acknowledged.

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

8701081634



8701081634

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

- 4 1) The entire exterior of the house; and
- 5 2) That portion of the site from the front of the
6 house to the street.

7 Any in-kind maintenance and repair of the above features and
8 characteristics shall be excluded from the Certificate of
9 Approval requirement.

10 Section 3. As a part of Code Section 24.74.020, Special
11 Exceptions, certain incentives are available, on an applica-
12 tion basis, to permit in certain circumstances uses not other-
13 wise permitted within the zone in which the Landmark is
14 located.

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

18 Section 5. The City Clerk is hereby directed to record
19 this ordinance with the King County Director of Records and
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21 Preservation Officer, 400 Yesler Building, and deliver one
22 copy to the Director of the Department of Construction and
23 Land Use.
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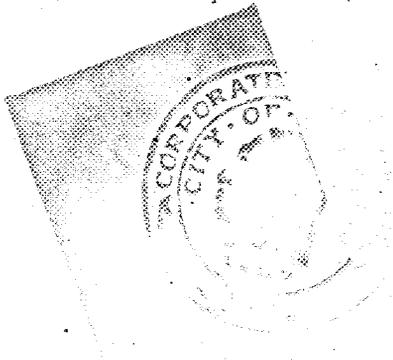
STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 7th day of January, 1987.

NORWARD J. BROOKS
Comptroller and City Clerk

By: Theresa Dunbar
Deputy Clerk



8701081634

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 29th day of December, 19 86
and signed by me in open session in authentication of its passage this 29th day of December, 19 86

Salves Inoué
President Pro Temp. of the City Council.

Approved by me this 6th day of January, 19 87
Filed by me this 6th day of January, 1987

Norward J. Brooks
Attest: _____
City Comptroller and City Clerk

(SEAL)

Published _____

By: Theresa Dunbar
Deputy Clerk



CB 103275

#2

The City of Seattle

LPB-353/86

Landmarks Preservation Board

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

October 31, 1986

OCT 31 1986

Councilmember Jim Street
Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

Dear Councilmember Street:

The Landmarks Preservation Board is submitting a designating ordinance for the Ramsing House, 540 N.E. 80th Street, for consideration by the Land Use Committee and the City Council. The ordinance has already been assigned Council Bill Number 103275 and had been returned to the Landmarks Board staff to verify the owner of record. Eric and Deborah Ramsing are the owners of record and have confirmed their agreement to landmark designation.

Please contact Karen Gordon at 625-4260 if you have any questions regarding this ordinance.

Thank you for your consideration.

Sincerely,

Susan Boyle
Chair

Attachment



The City of Seattle

Landmarks Preservation Board

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

LPE-89/82

RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED LANDMARK CONTROLS AND INCENTIVES

Property: The Ramsing House, 540 N.E. 80th. Avenue

To assure the preservation of the identified features and characteristics of the Landmark, the Landmarks Preservation Board recommends that:

A Certificate of Approval, issued by the Landmarks Preservation Board in accordance with the City's Landmarks Preservation Ordinance #106348, must be obtained or the time for denying a Certificate of Approval application must have expired before the owner may make alterations or significant changes that would affect the following features of the property:

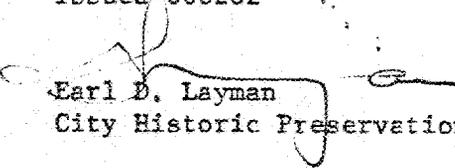
- a. the entire exterior of the house; and,
- b. that portion of the site from the front of the house to the street,

A Certificate of Approval is not required for any in-kind maintenance or repairs of the above-noted features.

The Board notes that certain Zoning Code Special Exceptions and Building and Energy Code Exceptions are potentially available, on an application basis, to owners of Seattle Landmarks.

Issued-060282

Date of Board Action-060282


Earl D. Layman
City Historic Preservation Officer

EDL:rdd



Loef

The City of Seattle

LPB-65/82

Landmarks Preservation Board

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

REPORT ON DESIGNATION

NAME OF PROPERTY: The Ramsing House, 540 N. E. 80th Street.

LEGAL DESCRIPTION: Green Lake Electric Add., Block 10,
Lot 16, 17, 18.

At the Public Hearing held on April 7, 1982 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Ramsing House as a Seattle Landmark based upon satisfaction of the following criteria of the Landmarks Preservation Ordinance #106348:

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

Although this house is in need of some restoration (windows, porch, etc.), basically it retains its true Victorian plan and forms. Its particularly significant and unusual aspect is its unique and over-all use of fancy-cut, machine sawn shingles, which cover almost every surface except windows, doors and roofs, but not excepting eaves and soffits.

Features of the Landmark to be preserved include:

the entire exterior of the structure, with special concern for the fish-scale shingles, and protection of the grounds from the front of the house to the street.

Issued: April 20, 1982.

Earl D. Layman
City Historic Preservation Officer

by:

Roberta Deering
Landmarks Preservation Coordinator

cc: Mr. & Mrs. E. Ramsing
Wm. Krippaehne, Jr.
William Justen, DCLU



The City of Seattle

Landmarks Preservation Board

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

LPB- 33 / 82

NOTICE AND REPORT ON APPROVAL OF LANDMARK NOMINATION

Name of Property: Ramsing House, 540 N.E. 80th. Ave.

Legal Description: Green Lake Electric Add., Block 10, Lot 16,17,18.

Features Proposed for Preservation: Entire exterior of structure and site.

Date of Nomination Approval: February 17, 1982.

Date of Public Hearing to Consider Landmark Designation: March 17, 1982,
3:30 p.m., 4th Floor Hearing Room, 400 Yesler Building.

While proceedings pursuant to Landmarks Preservation Ordinance 106348 are pending, and thereafter if a designating ordinance is enacted, a Certificate of Approval must be obtained before anyone may: 1) make alterations or significant changes to specified features proposed for preservation noted above, or thereafter specified in the Report on approval of Landmark designation, or set forth in the decision of the Hearing Examiner; or, 2) make alterations or significant changes to specific controlled features of such Landmark specified in a designating ordinance.

All proceedings to review the action of the Board at the Hearing to consider Landmark designation will be based on the record made at such Hearing and no further right to present evidence on the issue of designation is afforded pursuant to Ordinance 106348.

Issued: February 23, 1982

Earl D. Layman, City Historic Preservation Officer

by: *Roberta Deering*
Roberta Deering, Landmarks Preservation Coordinator

cc: William Krippaehne, Jr., Chairman

William Justen, D.C.L.U.

Mr. & Mrs. Eric Ramsing - *via certified*

C-675-X

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. 113261

was published on January 8, 1987

R. Spicuzza

Subscribed and sworn to before me on

January 8, 1987

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

FILED
CITY OF SEATTLE
1987 JAN - 8 PM 2
RECORDS AND COMMUNICATIONS CENTER

City of Seattle

ORDINANCE 106348

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WHEREAS, the Landmarks Preservation Board after a public hearing on February 17, 1982, voted to approve the nomination of the Ramsing House at 540 N. E. 88th Avenue in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on April 7, 1982, the Board voted to approve the designation of the Ramsing House as a Landmark under Code Chapter 25.12; and

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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 Yasler 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, 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 29th day of December, 1986, and signed by me in open session in authentication of its passage this 29th day of December, 1986.

DOLORES SIBONGA,
President Pro Tem of the City Council.

Approved by me this 6th day of January, 1987.

SAM SMITH,
Acting Mayor.

Filed by me this 6th day of January, 1987.

Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.

(Seal) By THERESA DUNBAR,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, January 8, 1987. (C-675-X)