

ORDINANCE No. 113423

COUNCIL BILL No. 106094

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

The City of

Honorable President:

Your Committee on \_\_\_\_\_

to which was referred the within Co report that we have considered the

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: April 13, 1987	By: S. Street
Referred: April 13, 1987	To: LAND USE
Referred:	To:
Referred:	To:
Reported: MAY 11 1987	Second Reading: MAY 11 1987
Third Reading: MAY 11 1987	Signed: MAY 11 1987
Presented to Mayor: MAY 12 1987	Approved: MAY 18 1987
Returned to City Clerk: MAY 18 1987	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Controlled copies - MAY 11 1987

Vote 7

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

President:

Committee on

Land Use

was referred the within Council Bill No.

106094

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

Pass

5/1/87

Vote 7-0



Committee Chair

#40  
CB 106094

ORDINANCE 113423

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3 AN ORDINANCE relating to historic preservation, imposing  
4 controls upon the Parker-Ferson House, a Landmark  
5 designated by the Landmarks Preservation Board under  
6 Chapter 25.12 of the Seattle Municipal Code (Ordinance  
7 106348).

8 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle  
9 Municipal Code (SMC), establishes a procedure for the  
10 designation and preservation of structures and areas having  
11 historical, cultural, architectural, engineering or  
12 geographic importance; and

13 WHEREAS, the Landmarks Preservation Board after a public  
14 hearing on September 18, 1985, voted to approve the nomina-  
15 tion of the Parker-Fersen House at 1409 East Prospect in  
16 Seattle as a Landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public hearing on November 6, 1985, the Board  
18 voted to approve the designation of the Parker-Fersen House  
19 as a Landmark under SMC Chapter 25.12; and

20 WHEREAS, on June 8, 1986, the Board and the owners of the  
21 designated property agreed to controls and incentives; and

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

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

25 Section 1. That the designation by the Landmarks Preser-  
26 vation Board of the Parker-Fersen House more particularly  
27 described as:

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Lots 13 and 14, Capitol Hill Addition  
to the City of Seattle, Division No. 3,  
according to plat recorded in Volume 10  
of Plats, page 10, in King County, Wash-  
ington. TOGETHER WITH: that portion of  
the northeast quarter of Section 29,  
Township 25 North, Range 4 East, W.M., in  
King County, Washington, described as  
follows: Beginning at the Southwest  
corner or said lot 13, thence West 100  
feet along the south line of said lot 13  
extended; thence North 109 feet parallel  
to the West line of said lot 13, thence  
West 100 feet to the Northwest corner of  
said lot 13, thence South 109 feet along  
the west line of said lot 13 to the point  
of beginning; Being known as lots 11 and  
12, Block 12, Capitol Hill, according to  
the unrecorded plat thereof.

1 as a Landmark based upon satisfaction of the following criteria  
2 of SMC Section 25.12.350:

- 3 1) It embodies the distinctive visible  
4 characteristics of an architectural  
5 style, or period, or of a method of  
6 construction; and  
7 2) Because of its prominence of spatial  
8 location, contrasts of siting, age,  
9 or scale, it is an easily identifiable  
10 visual feature of its neighborhood or  
11 the city and contributes to the dis-  
12 tinctive quality or identity of such  
13 neighborhood or the city,

14 is hereby acknowledged.

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

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

20 the exteriors of the main house and the  
21 carriage house, the entire site, the main  
22 house interior to include only the fire-  
23 place mantel, tile, and hearth in the  
24 large basement room, the entire main stair-  
25 case from the basement through to the second  
26 floor landing, the first floor vestibule,  
27 Foyer, library, drawing room, dining room,  
28 breakfast room, and Butler's pantry, the  
second floor Baron's room, and fireplaces  
in the mirror room and Berenise's bedroom.

Conceptual Approval is given for the following items.  
Final approval will require a Certificate of Approval from  
the Landmarks Preservation Board.

1. Modifying the ceiling in the Baron's room, on the condition that the stenciling is documented prior to being altered. The bathroom may be upgraded.
2. Removing the painting above the fireplace in the basement meeting room.
3. Replacing the countertops in the Butler's Pantry.
4. Removing the mirror above the fireplace in the Mirror Room and wall mirrors.
5. Removing the fabric covering the walls of the Drawing Room.
6. Removing the fabric covering the walls in the Library.

- 1 7. Removing the globe in the center of the  
2 sunburst fixture, Foyer, and inserting  
3 a chandelier.
- 4 8. Removing a 5 1/2' x 6' damaged portion  
5 of plaster ceiling in the Dining room,  
6 and replacing it in-kind, as nearly as  
7 is practical.
- 8 9. Covering Foyer walls with fabric, while  
9 protecting existing canvas surface and  
10 stencil design.
- 11 10. The grounds may be changed to allow for  
12 necessary pruning and maintenance of  
13 existing planting, and the addition of  
14 seasonal plants bordering the main walk-  
15 way and elsewhere. In addition, final  
16 approval is granted for the following  
17 changes.
- 18 a. The owner may remove nature cedars  
19 adjacent to the house, and replace  
20 them with the following varieties of  
21 plants, set several yards away from  
22 the building on line with the existing  
23 trees:
- 24 1) cedar
- 25 2) holly
- 26 b. Camellias may be removed, if replaced  
27 in-kind.
- 28 c. The wisteria on the south side of the  
Coach House may be removed. However,  
if possible, the Board suggests that  
it be retained and trained to curve  
around the southwest corner of the  
building to cover the area over the  
garage doors.
- d. The rhododendrons along the driveway  
may be transplanted to the area bor-  
dering the east property line, on the  
condition that new rhododendrons or a  
similar plant replace them.

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

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

- 1) SMC Section 24.74.020 entitled Special Ex-ceptions; and SMC Sections 23.44.26 and 23.45.124 Administrative Conditional Uses,

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authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

- 2) Building and Energy Code exceptions on an application basis.
- 3) The benefits available to Seattle landmarks pursuant to RCW Chapter 84.26, Special Valuation of Historic Property.

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.

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(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 11<sup>th</sup> day of May, 1987,  
and signed by me in open session in authentication of its passage this 11<sup>th</sup> day of  
May, 1987

*[Signature]*  
President of the City Council.

Approved by me this 18<sup>th</sup> day of May, 1987  
*[Signature]*  
Mayor.

Filed by me this 18<sup>th</sup> day of May, 1987.

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

(SEAL)

Published .....

By *[Signature]*  
Deputy Clerk.

PUBLISH  DO NOT PUBLISH

CITY ATTORNEY .....

RECEIVED THIS DAY

#40

CB 106094

MAY 29 3 23 PM '87

BY THE DIVISION OF  
RECORDS & DEEDS  
KING COUNTY

ORDINANCE 113423

AN ORDINANCE relating to historic preservation, imposing controls upon the Parker-Ferson 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 (SMC), 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 September 18, 1985, voted to approve the nomination of the Parker-Fersen House at 1409 East Prospect in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on November 6, 1985, the Board voted to approve the designation of the Parker-Fersen House as a Landmark under SMC Chapter 25.12; and

WHEREAS, on June 8, 1986, 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 the Parker-Fersen House more particularly described as:

Lots 13 and 14, Capitol Hill Addition to the City of Seattle, Division No. 3, according to plat recorded in Volume 10 of Plats, page 10, in King County, Washington. TOGETHER WITH: that portion of the northeast quarter of Section 29, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the Southwest corner or said lot 13, thence West 100 feet along the south line of said lot 13 extended; thence North 109 feet parallel to the West line of said lot 13, thence West 100 feet to the Northwest corner of said lot 13, thence South 109 feet along the west line of said lot 13 to the point of beginning; Being known as lots 11 and 12, Block 12, Capitol Hill, according to the unrecorded plat thereof.

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1 as a Landmark based upon satisfaction of the following criteria  
2 of SMC Section 25.12.350:

- 3 1) It embodies the distinctive visible  
4 characteristics of an architectural  
5 style, or period, or of a method of  
6 construction; and  
7 2) Because of its prominence of spatial  
8 location, contrasts of siting, age,  
9 or scale, it is an easily identifiable  
10 visual feature of its neighborhood or  
11 the city and contributes to the dis-  
12 tinctive quality or identity of such  
13 neighborhood or the city,

14 is hereby acknowledged.

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

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

20 the exteriors of the main house and the  
21 carriage house, the entire site, the main  
22 house interior to include only the fire-  
23 place mantel, tile, and hearth in the  
24 large basement room, the entire main stair-  
25 case from the basement through to the second  
26 floor landing, the first floor vestibule,  
27 Foyer, library, drawing room, dining room,  
28 breakfast room, and Butler's pantry, the  
second floor Baron's room, and fireplaces  
in the mirror room and Berenise's bedroom.

Conceptual Approval is given for the following items.  
Final approval will require a Certificate of Approval from  
the Landmarks Preservation Board.

1. Modifying the ceiling in the Baron's room, on the condition that the stenciling is documented prior to being altered. The bathroom may be upgraded.
2. Removing the painting above the fireplace in the basement meeting room.
3. Replacing the countertops in the Butler's Pantry.
4. Removing the mirror above the fireplace in the Mirror Room and wall mirrors.
5. Removing the fabric covering the walls of the Drawing Room.
6. Removing the fabric covering the walls in the Library.

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7. Removing the globe in the center of the sunburst fixture, Foyer, and inserting a chandelier.
8. Removing a 5 1/2' x 6' damaged portion of plaster ceiling in the Dining room, and replacing it in-kind, as nearly as is practical.
9. Covering Foyer walls with fabric, while protecting existing canvas surface and stencil design.
10. The grounds may be changed to allow for necessary pruning and maintenance of existing planting, and the addition of seasonal plants bordering the main walkway and elsewhere. In addition, final approval is granted for the following changes.
  - a. The owner may remove nature cedars adjacent to the house, and replace them with the following varieties of plants, set several yards away from the building on line with the existing trees:
    - 1) cedar
    - 2) holly
  - b. Camellias may be removed, if replaced in-kind.
  - c. The wisteria on the south side of the Coach House may be removed. However, if possible, the Board suggests that it be retained and trained to curve around the southwest corner of the building to cover the area over the garage doors.
  - d. The rhododendrons along the driveway may be transplanted to the area bordering the east property line, on the condition that new rhododendrons or a similar plant replace them.

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

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

- 1) SMC Section 24.74.020 entitled Special Exceptions; and SMC Sections 23.44.26 and 23.45.124 Administrative Conditional Uses,

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authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

- 2) Building and Energy Code exceptions on an application basis.
- 3) The benefits available to Seattle landmarks pursuant to RCW Chapter 84.26, Special Valuation of Historic Property.

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.

##

(To be used for all Ordinances except Emergency.)

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 **MAY 18 1987**

NORWARD J. BROOKS  
Comptroller and City Clerk

By: Theresa Dunbar  
Deputy Clerk

8705291420

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 11<sup>th</sup> day of May, 1987,  
and signed by me in open session in authentication of its passage this 11<sup>th</sup> day of May, 1987.

[Signature]  
President of the City Council.

Approved by me this 18<sup>th</sup> day of May, 1987.  
[Signature] Mayor.

Filed by me this 18<sup>th</sup> day of May, 1987.

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

(SEAL)

Published \_\_\_\_\_  
By: Theresa Dunbar  
Deputy Clerk.

PUBLISH  DO NOT PUBLISH

ATTORNEY \_\_\_\_\_

C-851-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. 113423  
.....

was published on .....  
May 21, 1987  
.....

.....  
Subscribed and sworn to before me on

May 21, 1987  
.....

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

# City of Seattle

## ORDINANCE 11342

AN ORDINANCE relating to historic preservation, imposing controls upon the Parker-Fersen 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 (SMC), 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 September 18, 1985, voted to approve the nomination of the Parker-Fersen House at 1409 East Prospect in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on November 6, 1985, the Board voted to approve the designation of the Parker-Fersen House as a Landmark under SMC Chapter 25.12; and

WHEREAS, on June 9, 1986, 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 the Parker-Fersen House more particularly described as:

Lots 13 and 14, Capitol Hill Addition in the City of Seattle, Division No. 3, according to plat recorded in Volume 10 of Plats, page 18, in King County, Washington. TOGETHER WITH: that portion of the northeast quarter of Section 29, Township 25 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the Southwest corner of said lot 13, thence West 100 feet along the south line of said lot 13 extended; thence North 109 feet parallel to the West line of said lot 13, thence West 100 feet to the Northwest corner of said lot 13, thence South 109 feet along the west line of said lot 13 to the point of beginning; Being known as lots 11 and 12, Block 12, Capitol Hill, according to the unrecorded plat thereof.

is a Landmark based upon satisfaction of the following criteria of SMC 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) 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 at the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

the exteriors of the main house and the carriage house, the entire site, the main house interior to include only the fireplace mantel, tile, and hearth in the large basement room, the entire main staircase from the basement through to the second floor landing, the first floor vestibule, Foyer, library, drawing room, dining room, breakfast room, and Butler's pantry, the second floor Baron's room, and fireplaces in the mirror room and Berenise's bedroom.

Conceptual Approval is given for the following items. Final approval will require a Certificate of Approval from the Landmarks Preservation Board.

1. Modifying the ceiling in the Baron's room, on the condition that the stenciling is documented prior to being altered. The bathroom may be upgraded.
2. Removing the painting above the fireplace in the basement meeting room.
3. Replacing the countertops in the Butler's Pantry.
4. Removing the mirror above the fireplace in the Mirror Room and wall mirrors.

5. Removing the fabric covering the walls of the Drawing Room.
6. Removing the fabric covering the walls in the library.
7. Removing the globe in the center of the sunburst fixture, Foyer, and inserting a chandelier.
8. Removing a 5 1/2' x 6' damaged portion of plaster ceiling in the Dining room, and replacing it in-kind, as nearly as is practical.
9. Covering Foyer walls with fabric, while protecting existing canvas surface and stencil design.
10. The grounds may be changed to allow for necessary pruning and maintenance of existing planting, and the addition of seasonal plants bordering the main walkway and elsewhere. In addition, final approval is granted for the following changes:
  - a. The owner may remove nature cedars adjacent to the house, and replace them with the following varieties of plants, set several yards away from the building on line with the existing trees:
    - 1) cedar
    - 2) holly
  - b. Camellias may be removed, if replaced in-kind.
  - c. The wisteria on the south side of the Coach House may be removed. However, if possible, the Board suggests that it be retained and trained to curve around the southwest corner of the building to cover the area over the garage doors.
  - d. The rhododendrons along the driveway may be transplanted to the area bordering the east property line, on the condition that new rhododendrons or a similar plant replace them.

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

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

- 1) SMC Section 24.74.020 entitled Special Exceptions; and SMC Sections 23.44.26 and 23.45.124 Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated landmark that are not otherwise permitted in the zone the landmark is located.
- 2) Building and Energy Code exceptions on an application basis.
- 3) The benefits available to Seattle landmarks pursuant to RCW Chapter 84.26, Special Valuation of Historic Property.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.918 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, 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 11th day of May, 1987, and signed by me in open session in authentication of its passage this 11th day of May, 1987.

SAM SMITH,  
President of the City Council.

Approved by me this 18th day of May, 1987.

SAM SMITH,  
Acting Mayor.

Filed by me this 18th day of May, 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, May 21, 1987.

(C-931-2)