

ORDINANCE No. 113424

COUNCIL BILL No. 106095

AN ORDINANCE relating to historic preservation, imposing controls upon Louisa Building, 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 report that we have considered the

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

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

MAY 11 1987

# 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.

106095

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

Pass

5/1/87

Vote 7-0



Committee Chair

#44

CB 106095

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ORDINANCE 113424

AN ORDINANCE relating to historic preservation, imposing controls upon the Louisa Building, 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 October 16, 1985, voted to approve the nomination of the Louisa Building at 5220 Twentieth Avenue NW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 18, 1985, the Board voted to approve the designation of the Louisa Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 5, 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 Louisa Building more particularly described as:

Gilman Park Addition, Block 78, Lot 1

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

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

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 to the entire exterior; the stairway and stairrail; the second floor landing configuration and the second floor skylights. Certificates have been granted for exterior rehabilitation, LPB Log 36/86, and interior changes, LPB Log 341/85. Additional modifications of designated features will require adherence to the Certificate of Approval process.

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

3 Section 3. The following incentives are hereby noted as  
4 potentially available to the owner on an application basis:

5 1) SMC Section 24.74.020 entitled Special Excep-  
6 tions; Sections 23.44.26 and 23.45.124 entitled Administra-  
7 tive Conditional Uses, authorize, under certain  
8 circumstances, uses in a designated Landmark that are not  
otherwise permitted in the zone the Landmark is located.

9 2) Building and Energy Code exceptions on an appli-  
10 cation basis.

11 3) The availability of the Historic Preservation  
12 Special Tax Valuation (RCW Chapter 84.26) to all Seattle  
13 landmarks subject to controls imposed by a designation  
14 ordinance on an application basis.

15 Section 4. Enforcement of this Ordinance and penalties for  
16 its violation shall be as provided in Section 25.12.910 of the  
17 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 Preservation  
21 Officer, 400 Yesler Building, and deliver one copy to the  
22 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 11th day of May, 1982, and signed by me in open session in authentication of its passage this 11th day of May, 1982.

*[Signature]*  
President of the City Council.

Approved by me this 18th day of May, 1982.

*[Signature]*  
Mayor.

Filed by me this 18th day of May, 1982.

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

(SEAL)

Published

By *[Signature]*  
Deputy Clerk.

MAY 29 3 23 PM '87

BY THE DIVISION OF  
RECORDS & INFORMATION  
KING COUNTY

ORDINANCE 113424

AN ORDINANCE relating to historic preservation, imposing controls upon the Louisa Building, 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 October 16, 1985, voted to approve the nomination of the Louisa Building at 5220 Twentieth Avenue NW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 18, 1985, the Board voted to approve the designation of the Louisa Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 5, 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 Louisa Building more particularly described as:

Gilman Park Addition, Block 78, Lot 1

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

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

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 to the entire exterior; the stairway and stairrail; the second floor landing configuration and the second floor skylights. Certificates have been granted for exterior rehabilitation, LPB Log 36/86, and interior changes, LPB Log 341/85. Additional modifications of designated features will require adherence to the Certificate of Approval process.

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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 on an application basis:

1) SMC Section 24.74.020 entitled Special Exceptions; Sections 23.44.26 and 23.45.124 entitled 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 availability of the Historic Preservation Special Tax Valuation (RCW Chapter 84.26) to all Seattle landmarks subject to controls imposed by a designation ordinance 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.

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(To be used for all Ordinances except Emergency.)

8705291421

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

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

CITY ATTORNEY \_\_\_\_\_

C-852x

# 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. 113424  
.....

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

*R. Spicuzza*  
.....

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 11344

ORDI relating to historic preservation, imposing controls upon the Louisa Building, 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 October 16, 1985, voted to approve the nomination of the Louisa Building at 5220 Twentieth Avenue NW in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 18, 1985, the Board voted to approve the designation of the Louisa Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 5, 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 Louisa Building more particularly described as:

Gilman Park Addition, Block 7B, Lot 1

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

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

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 to the entire exterior; the stairway and stairrail; the second floor landing configuration and the second floor skylights. Certificates have been granted for exterior rehabilitation, LPA Log 36/86, and interior changes, LPA Log 341/85. Additional modifications of designated features will require adherence to the Certificate of Approval process.

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 on an application basis:

1) SMC Section 24.74.028 entitled Special Exceptions; Sections 23.44.26 and 23.45.124 entitled 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 availability of the Historic Preservation Special Tax Valuation (RCW Chapter 84.26) to all Seattle landmarks subject to controls imposed by a designation ordinance 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, 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-312 X)