

93 7511  
ORDINANCE No. 116053

COUNCIL BILL No. 108880

AN ORDINANCE relating to historic preservation, imposing controls upon the Harvard Mansion and its site, a Landmark and Landmark site designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348); and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Page 2

The City of

Honorable President:

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

to which was referred the within Council report that we have considered the same

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

Introduced: NOV 4 - 1991	By: DONALDSON
Referred: NOV 4 - 1991	To: Land Use
Referred:	To:
Referred:	To:
Reported: JAN 27 1992	Second Reading: JAN 27 1992
Third Reading: JAN 27 1992	Signed: JAN 27 1992
Presented to Mayor: JAN 28 1992	Approved: JAN 28 1992
Returned to City Clerk: JAN 31 1992	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Full Council

OK

*Law Department*

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

President:

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

was referred the within Council Bill No. \_\_\_\_\_

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

*and Council vote 9-0*

\_\_\_\_\_  
Committee Chair

ORDINANCE 116053

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2  
3 AN ORDINANCE relating to historic preservation, imposing  
4 controls upon the Harvard Mansion and its site, a  
5 Landmark and Landmark site designated by the Landmarks  
6 Preservation Board under Chapter 25.12 of the Seattle  
7 Municipal Code (Ordinance 106348); and adding it to the  
8 Table of Historical Landmarks contained in Chapter 25.32  
9 of the Seattle Municipal Code.

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

9 WHEREAS, the Landmarks Preservation Board after a public  
10 hearing on June 20, 1990, voted to approve the nomination  
11 of the Harvard Mansion and its site at 2706 Harvard  
12 Avenue East in Seattle as a Landmark under SMC Chapter  
13 25.12; and

11 WHEREAS, after a public hearing on August 1, 1990, the Board  
12 voted to approve the designation of the Harvard Mansion  
13 as a Landmark and Landmark site under SMC Chapter 25.12;  
14 and

14 WHEREAS, on October 15, 1990, the Board and the owners of the  
15 designated property agreed to controls and incentives;  
16 and

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

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

18 Section 1. DESIGNATION. That the designation by the  
19 Landmarks Preservation Board of the Harvard Mansion and its  
20 site, more particularly described as:

20 Lots 6 and 7, Block 15 of Denny Fuhrman Addition to  
21 the City of Seattle, according to plat thereof  
22 recorded in Volume 7 of plats, page 34, records of  
23 King County, Washington.

22 as a Landmark based upon satisfaction of the criteria  
23 specified in SMC Section 25.12.350:

- 24 1) It is associated in a significant way with the life  
25 of the person important in the history of the City,  
26 state or nation; and  
27 2) It embodies the distinctive visible characteristics  
28 of an architectural style, or period, or of a method  
of construction; and

- 1           3) Because of its prominence of spatial location,  
2 contrasts of siting, age, or scale, it is an easily  
3 identifiable visual feature of its neighborhood or  
4 the city and contributes to the distinctive quality  
5 or identity of such neighborhood or the city.

6 is hereby acknowledged.

7           Section 2. CONTROLS. The following controls are hereby  
8 imposed on the specified features and characteristics of the  
9 Harvard Mansion which was designated by the Board for  
10 preservation:

- 11           A. A Certificate of Approval must be obtained or the  
12 time for denying a Certificate of Approval must have  
13 expired before the owner may make alterations to:
- 14           1. The entire exterior of the building, including  
15 the roof but excluding the metal chimney; and
  - 16           2. The areas of the first-floor interior as  
17 indicated on the floor plan attached to the  
18 controls and incentive agreement. These areas  
19 include the foyer and hallway, the original  
20 living room and dining room, excluding floor  
21 coverings, wall coverings and paint; and
  - 22           3. The entire site, except the existing garage and  
23 minor plantings.
- 24           B. Any in-kind maintenance and repair of the above  
25 features and characteristics shall be excluded from  
26 the Certificate of Approval requirement.

27           Section 3. INCENTIVES.

28           A. Economic incentives may be made available as set  
forth in the Controls and Incentives Agreement between the  
Owner and the Board, and as they may become available in the  
future.

          B. SMC Titles 23 and 24 provide for special exceptions  
which may be available for uses not normally permitted in a  
particular zoning classification by means of an administrative  
conditional use.

          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.

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Section 5. The Harvard Mansion, and its site are hereby added to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Section 6. 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, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

LVE.pdk  
Harvard.Ord

(To be used for all Ordinances except Emergency.)

Section 7... 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 27<sup>th</sup> day of January, 1992,  
and signed by me in open session in authentication of its passage this 27<sup>th</sup> day of  
January, 1992. Geo. Benson  
President of the City Council.

Approved by me this 31<sup>st</sup> day of January, 1992.  
Norman Blue  
Mayor.

Filed by me this 31<sup>st</sup> day of January, 1992.  
Norman Blue  
Attest: City Comptroller and City Clerk.

(SEAL)

Published .....

By Margaret Carter  
Deputy Clerk.



The City of Seattle

## Landmarks Preservation Board

700 Third Avenue • 6th floor • Seattle, Washington 98104 • (206) 684-0228

October 24, 1991

LPB 215/91

Councilmember Sue Donaldson  
Seattle City Council  
1100 Municipal Building  
Seattle, Washington 98104

Dear Councilmember Donaldson:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Land Use Committee and the City Council:

James W. Washington Home and Studio, 1816 - 26th Avenue  
Harvard Mansion, 2706 Harvard Avenue East  
Fremont Trolley Barn/Red Hook Ale Brewery, 3400 Phinney Ave. North  
Pacific Medical Center, 1200 - 12th Avenue South  
YMCA Central Branch, South Building, 909 Fourth Avenue

For the first four properties, controls and incentives agreements have been signed with the property owner. For the YMCA Building, the owner and the Landmarks Board could not come to an agreement, and the Board forwarded a recommended controls and incentives document to the Hearing Examiner for review. The Hearing Examiner upheld the Board's recommended controls and incentives; the owner did **not** appeal the Hearing Examiner's decision.

Please contact Elizabeth Chave at 684-0380 or Karen Gordon at 684-0381 if you have any questions.

Thank you for your consideration of these ordinances.

Sincerely,

Chuck Johnston  
Chair, Landmarks Preservation Board

RECEIVED

OCT 24 1991

SUE DONALDSON  
COUNCILMEMBER  
SEATTLE CITY COUNCIL

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Jonathan Malden

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

13499  
City of Seattle

—ss.

No.

Affidavit of Publication

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

ORD: 116053

was published on

02/06/92

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

*C. Trent*

Subscribed and sworn to before me on

02/06/92

*James C. Nicholson*

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

ORDINANCE 118653

AN ORDINANCE relating to historic preservation, imposing controls upon the Harvard Mansion and its site, a landmark and landmark site designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106148); and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation 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 June 20, 1990, voted to approve the nomination of the Harvard Mansion and its site at 3706 Harvard Avenue East in Seattle as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 1, 1990, the Board voted to approve the designation of the Harvard Mansion as a landmark and landmark site under SMC Chapter 25.12; and

WHEREAS, on October 15, 1990, 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. **DESIGNATION.** That the designation by the Landmarks Preservation Board of the Harvard Mansion and its site, more particularly described as:

Lots 6 and 7, Block 15 of Denny Fuhrman Addition to the City of Seattle, according to plat thereof recorded in Volume 7 of plats, page 34, records of King County, Washington.

as a landmark based upon satisfaction of the criteria specified in SMC Section 25.12.150:

- 1) It is associated in a significant way with the life of the person important in the history of the City, state or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 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. **CONTROLS.** The following controls are hereby imposed on the specified features and characteristics of the Harvard Mansion which was designated by the Board for preservation:

- A. 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:
  1. The entire exterior of the building, including the roof but excluding the metal chimney; and
  2. The areas of the first-floor interior as indicated on the floor plan attached to the controls and incentive agreement. These areas include the foyer and hallway, the original living room and dining room, excluding floor coverings, wall coverings and paint; and
  3. The entire site, except the existing garage and minor plantings.
- B. Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. **INCENTIVES.**

A. Economic incentives may be made available as set forth in the Controls and Incentives Agreement between the Owner and the Board, and as they may become available in the future.

B. SMC Titles 23 and 24 provide for special incentives