

ORDINANCE No. 116972

COUNCIL BILL No. 109944

AN ORDINANCE relating to historic preservation, imposing controls upon the Admiral Theater, a landmark 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.

Lee D...
The City of Seattle

Honorable President
Your Committee on _____
to which was referred the within Council Bill and report that we have considered the same and

COMPTROLLER FILE No.

Introduced: NOV 15 1993	By: DONALDSON
Referred: NOV 15 1993	To: LAND USE COMMITTEE
Referred:	To:
Referred:	To:
Reported: DEC 13 1993	Second Reading: DEC 13 1993
Third Reading: DEC 13 1993	Signed: DEC 13 1993
Presented to Mayor: DEC 14 1993	Approved: DEC 17 1993
Returned to City Clerk: DEC 20 1993	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

12/9/93 *and the same*
Full Council

Law Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

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

12/8/93 Land Use Committee 3-0 Do Pass

Full Council Vote 9-0

Committee Chair

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6 upon the Admiral Theater, a landmark designated by the
7 Landmarks Preservation Board under Chapter 25.12 of the
8 Seattle Municipal Code (Ordinance 106348), and adding it to
9 the Table of Historical Landmarks contained in Chapter 25.32
10 of the Seattle Municipal Code.

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

16 WHEREAS, The Landmarks Preservation Board after a public hearing
17 on April 5, 1989, voted to approve the nomination of the
18 Admiral Theater at 2343 California Ave. S.W. in Seattle as a
19 landmark under SMC Chapter 25.12; and

20 WHEREAS, after a public hearing on June 7, 1989, the Board voted
21 to approve the designation of the Admiral Theater as a
22 landmark under SMC Chapter 25.12; and

23 WHEREAS, on May 20, 1992, the Board and the owners of the
24 designated property agreed to controls and incentives; and

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

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

28 Section 1. DESIGNATION. That the designation by the
29 Landmarks Preservation Board of the Admiral Theater, located on
30 property described as:

31 Lots 11 through 18, Block 1, Olympic Heights
32 Addition to West Seattle, according to the
33 plat thereof recorded in Volume 14 of Plats,
page 42, records of King County, Washington

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

- 1) It is associated in a significant way with the life of a person important in the history of the City, state or nation;
- 2) 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;

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- 3) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;
- 4) It is an outstanding work of a designer or builder; and
- 5) 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, and the Admiral Theater is hereby declared a landmark.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Admiral Theater that were designated by the Board for preservation:

A. Except as provided in subsection 2.B and 2.C below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes to:

- 1. The entire exterior, including the roof and the planters; and
- 2. The following features of the interior: the main lobby (excluding the restrooms and anterooms), the balcony/mezzanine (excluding offices and rooms off the balcony) the stairway to the mezzanine, and the east and west interior walls of the original theater auditorium.

B. For the designated areas of the building, the elimination or addition of ducts, conduits, HVAC, vents, grilles, fire escapes, pipes and other similar utility or mechanical elements necessary to the normal operation of the building may be approved by the Historic Preservation Officer without the need for further action by the Board if the Historic Preservation Officer determined, upon examination of submitted plans and

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1 specifications, that such alterations are consistent
2 with the purposes of the Landmarks Preservation
3 Ordinance. If the Historic Preservation Officer
4 disapproves such alterations, the owners may submit
5 revised plans and specifications to the Historic
6 Preservation Officer or may apply to the Board for a
7 Certificate of Approval for the alterations.

8 C. No Certificate of Approval shall be required, and any
9 changes may be permitted without further review, for the
10 following:

- 11 1. Change(s) in roofing material, provided
12 that the height and volume of the
building is not altered.
- 13 2. Removal of the concession stand in the
14 lobby.
- 15 3. Removal and/or replacement of
carpeting/floor coverings.
- 16 4. In-kind maintenance of or repairs to any
17 of the designated features.

18 Section 3. INCENTIVES.

- 19 A. Economic incentives may be made available as set forth
20 in the Controls and Incentives Agreement between the
21 Owner and the Board, and as they may become available in
22 the future.
- 23 B. SMC Titles 23 and 24 provide for special exceptions
24 which may be available for uses not normally permitted
25 in a particular zoning classification by means of an
26 administrative conditional use.

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

30 Section 5. The Admiral Theater is hereby added to the Table
31 of Historical Landmarks contained in Chapter 25.32 of the Seattle
32 Municipal Code.

33 Section 6. The City Clerk is hereby directed to record this
ordinance with the King County Director of Records and Elections,

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1 deliver two copies to the City Historic Preservation Officer,
2 Arctic Building, and deliver one copy to the Director of the
3 Department of Construction and Land Use.

4 Section 7. This ordinance shall take effect and be in force
5 thirty days from and after its passage and approval, if approved
6 by the Mayor; otherwise it shall take effect at the time it shall
7 become a law under the provisions of the City Charter.

8 Passed by the City Council the 13 day of December,
9 1992, and signed by me in open session in authentication of its
10 passage this 13 day of December, 1993.

11
12 Geo. A. Benson
13 President of the City Council

14 Approved by me this 17 day of December, 1993.

15 Norman B. Rice
16 Norman B. Rice, Mayor

17 Filed this 20 day of December, 1993.

18 (SEAL)

19 Published _____

20 By

21 Margaret Carter
22 Deputy Clerk

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FILED
CITY OF SEATTLE
94 JAN 19 AM 10:20
CITY CLERK

JBB:rh
August 4, 1993

931229-1746 11:25:00 AM KING COUNTY RECORDS

ORDINANCE

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WHEREAS, The Landmarks Preservation Board after a public hearing on April 5, 1989, voted to approve the nomination of the Admiral Theater at 2343 California Ave. S.W. in Seattle as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 7, 1989, the Board voted to approve the designation of the Admiral Theater as a landmark under SMC Chapter 25.12; and

WHEREAS, on May 20, 1992, 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,

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