

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.

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

The City of Seattle

Honorable President:

Your Committee on:

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

12/9/93 Land Use Committee

Full Council

2

NK

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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DONALDSON

LAND USE
COMMITTEE

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DEC 13 1993

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DEC 17 '93

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OK

1 JBB:rh
August 4, 1993

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3 ORDINANCE 116972

4
5 AN ORDINANCE relating to historic preservation, imposing controls
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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- 1 3) It embodies the distinctive visible
2 characteristics of an architectural
3 style, or period, or of a method of
4 construction;
- 5 4) It is an outstanding work of a
6 designer or builder; and
- 7 5) Because of its prominence of spatial
8 location, contrasts of siting, age,
9 or scale, it is an easily
10 identifiable visual feature of its
11 neighborhood or the city and
12 contributes to the distinctive
13 quality or identity of such
14 neighborhood or the City.

15 is hereby acknowledged, and the Admiral Theater is hereby declared
16 a landmark.

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

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

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

34 B. For the designated areas of the building, the
35 elimination or addition of ducts, conduits, HVAC, vents,
36 grilles, fire escapes, pipes and other similar utility
37 or mechanical elements necessary to the normal operation
38 of the building may be approved by the Historic
39 Preservation Officer without the need for further action
40 by the Board if the Historic Preservation Officer
41 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
the future.

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

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

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

32 Section 6. The City Clerk is hereby directed to record this
33 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
President of the City Council

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

14
15 Norman B. Rice
Norman B. Rice, Mayor

16 Filed this 20 day of December, 1993.

17
18 (SEAL)

19 Published _____

20 By

Margaret Carter
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

116972

AN ORDINANCE relating to historic preservation, imposing control 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 25.12 of the Seattle Municipal Code.

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 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,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

Lots 11 through 18, Block 1, Olympic Heights Addition to West Seattle, according to the 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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- 1 3) It embodies the distinctive visible
2 characteristics of an architectural
3 style, or period, or of a method of
4 construction;
- 5 4) It is an outstanding work of a
6 designer or builder; and
- 7 5) Because of its prominence of spatial
8 location, contrasts of siting, age,
9 or scale, it is an easily
10 identifiable visual feature of its
11 neighborhood or the city and
12 contributes to the distinctive
13 quality or identity of such
14 neighborhood or the City.

15 is hereby acknowledged, and the Admiral Theater is hereby declared
16 a landmark.

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

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

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

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

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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
of the designated features.

17 Section 3. INCENTIVES.

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

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

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

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

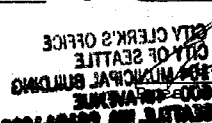
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1 deliver two copies to the City Historic Preservation Officer,
2 Arctic Building, and deliver one copy to the Director of the
3 Department of Construction and Land Use.

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  [Signature]
13 President of the City Council
14 Approved by me this 11 day of December, 1993.

15 [Signature]
16 Norman B. Rice, Mayor
17 Filed this 20 day of December, 1993.

18 (SEAL)

19 Published _____

20 By _____

21 Deputy Clerk
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STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

I, JUDITH E. PIPPI, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance 116472

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 TO THE CITY OF SEATTLE, THIS 22nd day of December, 1993.

JUDITH E. PIPPI
CITY CLERK

By: _____

Deputy Clerk
-4-

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9312291746

CITY CLERK'S OFFICE
CITY OF SEATTLE
104 MUNICIPAL BUILDING
600 - 4th AVENUE
SEATTLE, WA 98104-1002

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CITY CLERK
JOHN E. PUGH
THE CITY OF SEATTLE
I HAVE HEREBY SET MY HAND AND AFFIXED
AS THE CITY CLERK ON FILE AND OF RECORD IN THIS DEPARTMENT.
CITY CLERK'S OFFICE
CITY OF SEATTLE
104 MUNICIPAL BUILDING
600 - 4th AVENUE
SEATTLE, WA 98104-1002

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:

উত্তর আমেরিকা

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

38033
City of Seattle

—SS.

No. ORD IN FULL

City of Seattle ORDINANCE 116972

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.

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 April 8, 1989, voted to approve the nomination of the Admiral Theater at 1043 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,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

Lots 11 through 18, Block 1, Olympic Heights Addition to West Seattle, according to the plat thereof recorded in Volume 14 of Plats, page 12, 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;
- 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

Affidavit of Publication

The undersigned, on oath states that he is an representative of The Daily Journal of Commerce, a paper, which newspaper is a legal newspaper of general and it is now and has been for more than six months date of publication hereinafter referred to, published in language continuously as a daily newspaper in Seattle, y, Washington, and it is now and during all of said time d in an office maintained at the aforesaid place of of this newspaper. The Daily Journal of Commerce 12th day of June, 1941, approved as a legal newspaper prior Court of King County.

Notice in the exact form annexed, was published in regular the Daily Journal of Commerce, which was regularly to its subscribers during the below stated period. The notice, a

116972

ended on

7/93

amount of the fee charged for the foregoing publication is

\$ 9.00, which amount has been paid in full.

J. Hardner

12/27/93

Subscribed and sworn to before me on

S. Swift

Notary Public for the State of Washington,
residing in Seattle

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Landmarks Preservation Board pursuant to SMC 25.12.070.

At 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 plantings; 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 determines, upon examination of submitted plans and specifications, that such alterations are consistent with the purposes of the Landmarks Preservation Ordinance. If the Historic Preservation Officer disapproves such alterations, the owners may submit revised plans and specifications to the Historic Preservation Officer or may apply to the Board for a Certificate of Approval for the alterations.

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

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

Section 3. INCENTIVES

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

B. SMC Titles 25 and 26 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 violation shall be as provided in Section 25.12.010 of the Seattle Municipal Code.

Section 5. The Admiral Theater is 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.

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 13th day of December, 1993, and signed by me in open session in authentication of its passage this 13th day of December, 1993.

GEORGE E. BRNBOY,

President of the City Council.

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

NORMAN B. RICE,

Mayor.

Filed by me this 20th day of December, 1993.

(Seal) By MARGARET CARTER,

Deputy Clerk.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 27, 1993. 12/27(38033)

38033
City of Seattle

STATE OF WASHINGTON - KING COUNTY

—SS.

No. ORD IN FULL

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: 116972

was published on
12/27/93

The amount of the fee charged for the foregoing publication is the sum of \$ 1.00, which amount has been paid in full.

Subscribed and sworn to before me on
12/27/93

S. Swift
Notary Public for the State of Washington,
residing in Seattle

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