

ORDINANCE No. 118048

COUNCIL BILL No. 111148

AN ORDINANCE relating to historic preservation, imposing controls upon the Wintonia Hotel, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

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INDEXED

The City of Seattle--Legislative

REPORT OF COMMITTEE

Honorable President:

Your Committee on

SEED Committee

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

Approve 3-0 3/15/96

Full Council vote 3-0

COMPTROLLER FILE No. _____

Introduced: <u>MAR - 4 1996</u>	By: <u>DRAGO</u>
Referred: <u>MAR - 4 1996</u>	To: <u>Business, Economic & Community Development Committee</u>
Referred:	To:
Referred:	To:
Reported: <u>MAR 11 1996</u>	Second Reading: <u>MAR 11 1996</u>
Third Reading: <u>MAR 11 1996</u>	Signed: <u>MAR 11 1996</u>
Presented to Mayor: <u>MAR 12 1996</u>	Approved: <u>MAR 14 1996</u>
Returned to City Clerk:	Published: <u>Full</u>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Jan Drago

Committee Chair

ORDINANCE 118048

AN ORDINANCE relating to historic preservation, imposing controls upon the Wintonia Hotel, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, 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 July 5, 1995, voted to approve the nomination of the Wintonia Hotel at 1431 Minor Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 16, 1995, the Board voted to approve the designation of the Wintonia Hotel as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 1995, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; and 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 Wintonia Hotel, more particularly described as:

Portions of lots 1 & 2, Blk 5, Twelfth Ave Replat & Portions of Lot 8 Blk 47 Heirs of Sarah A. Bell's Addition defined as follows: Beginning at Intersection of Sly Mgn of Pike St. & Wly Mgn of Minor Ave Th Wly Alg Sly Mgn of Pike St 60' Th Sly & Plw Minor Ave 60' Th Wly Plw Pike St. 60' Ely Ln of Alley Th Sly

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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Alg Ely Ln of Sd Alley 40' Th Ely Plw Pike St.
120' To Wly Mgn of Minor Ave Th Nly Alg Sd Wly
Mgn 100' to Beg.

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

- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.
- E. It is an outstanding work of a designer or builder
- F. 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 features and characteristics of the Wintonia Hotel that were designated by the Board for preservation:

- A. Except as provided in subsection B and 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 the entire exterior of the building, including the roof.

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- 1 B. If after examination of plans and specifications the
2 Historic Preservation Officer determines that any of the
3 following exterior alterations are consistent with the
4 purposes of the Landmarks Preservation Ordinance, the
5 Historic Preservation Officer may approve the alteration
6 without need for further action by the Board: the
7 addition or elimination of ducts, conduits, HVAC vents,
8 grilles, fire escapes, pipes, and other similar wiring or
9 mechanical elements necessary for the normal operation of
10 the building. If the Historic Preservation Officer
11 disapproves such alterations, the owners may submit
12 revised plans and specifications to the Historic
13 Preservation Officer or may apply to the Board for a
14 Certificate of Approval for the alterations.
- 15 C. No Certificate of Approval shall be required, and any
16 changes may be permitted without further review, for any
17 in-kind maintenance or repairs of the features noted in
18 A, above.

19 **Section 3. INCENTIVES**

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

1 **Section 4.** Enforcement of this Ordinance and penalties for
2 its violation shall be as provided in Section 25.12.910 of the
3 Seattle Municipal Code.

4 **Section 5.** The Wintonia Hotel is hereby added to the Table of
5 Historical Landmarks contained in Chapter 25.32 of the Seattle
6 Municipal Code.

7 **Section 6.** The City Clerk is hereby directed to record this
8 ordinance with the King County Director of Records and Elections,
9 deliver two copies to the City Historic Preservation Officer and
10 deliver one copy to the Director of the Department of Construction
11 and Land Use.

12 **Section 7.** This ordinance shall take effect and be in force
13 thirty (30) days from and after its approval by the Mayor, but if
14 not approved and returned by the Mayor within ten (10) days after
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1 presentation, it shall take effect as provided by Municipal Code
2 Section 1.04.020.

3 Passed by the City Council the 11 day of March,
4 1996, and signed by me in open session in authentication of its
5 passage this 11 day of March, 1996

6
7 Jan Deago
President of the City Council

8 Approved by me this 14 day of March, 1996.

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10 Morgan Blue
Mayor

12 Filed by me this 15 day of March, 1996.

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14 Margaret Carter
City Clerk

15 (Seal)

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The City of Seattle

Landmarks Preservation Board

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0228

February 23, 1996

LPB 30/96

Councilmember Jan Drago
President, Seattle City Council
1100 Municipal Building
Seattle, WA 98104

Dear Councilmember Drago:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Business, Economic and Community Development Committee and the City Council:

Jensen Block, 601-611 Eastlake Avenue East
Wintonia Hotel, 1431 Minor Avenue
Seattle Times Building, 1120 John Street
Trow Laundry, 311-329 Fairview Avenue North

Controls and Incentives Agreements have been signed with the property owners and have been approved by the Landmarks Preservation Board.

Please contact Elizabeth Chave at 684-0380 if you have any questions. Thank you.

Sincerely,

Melba Caliano
Chair, Landmarks Preservation Board

Enclosures

SKANS-0871 12:20:00 PM KING COUNTY GOVERNMENT OPS JR 11:00

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C. No Certificate of Approval shall be required, and any changes may be permitted without further review, for any in-kind maintenance or repairs of the features noted in A, above.

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

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Section 1.04.020

Passed by the City Council the 11 day of March,
1996, and signed by me in open session in authentication of its
passage this 11 day of March, 1996.

[Signature]
President of the City Council

Approved by me this 14 day of March, 1996.

[Signature]
Mayor

Filed by me this 15 day of March, 1996.

[Signature]
City Clerk

(Seal)

9604050874

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} ss

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance 118048

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED
THE SEAL TO THE CITY OF SEATTLE, THIS 26th day of March, 1996

JUDITH E. PIPPIN
CITY CLERK

BY: [Signature]
DEPUTY CLERK

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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:

Jan Arago

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

66174
City of Seattle, City Clerk

-ss.

No. 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

CT:ORD 118048

was published on

03/29/96

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

Subscribed and sworn to before me on

03/30/96

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

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