

ORDINANCE No.

118983

COUNCIL BILL No.

112120

The City

AN ORDINANCE relating to historic preservation, imposing controls upon the Yesler Houses, 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.

Honorable President:

Your Committee on

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

p200 30

4-27-98 Full Com

COMPTROLLER FILE No.

Introduced: APR - 6 1998	By: LICATA
Referred: APR - 6 1998	To: CULTURE, ARTS & PARKS
Referred:	To:
Referred:	To:
Reported: 4-27-98	Second Reading:
Third Reading: 4-27-98	Signed: 4-27-98
Presented to Mayor: 4-27-98	Approved:
Returned to City Clerk:	Published: Full 3PR
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:



The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

able President:

Committee on

was referred the within Council Bill No.

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

30

7-98 Full Council Action: Passed 9-0



Committee Chair

ORDINANCE 118983

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2
3 AN ORDINANCE relating to historic preservation, imposing controls upon the Yesler Houses, a
4 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.

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

7 WHEREAS, The Landmarks Preservation Board after a public meeting on October 1, 1997,
8 voted to approve the nomination of the Yesler Houses at 103, 107, and 109 23rd Avenue,
in Seattle as a Landmark under SMC Chapter 25.12; and

9 WHEREAS, after a public meeting on November 5, 1997, the Board voted to approve the
10 designation of the Yesler Houses and the site as a Landmark under SMC Chapter 25.12;
and

11 WHEREAS, on March 4, 1998, the Board and the owners of the designated property agreed to
12 controls and incentives; and

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

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

16 **Section 1. DESIGNATION.** That the designation by the Landmarks Preservation Board of the
17 Yesler Houses, more particularly described as:

18 H.L. Yesler's First Addition, Block 32, Lots 12, 13, & 14.

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

- 20 D. They embody the distinctive visible characteristics of an architectural style, period, or
method of construction.
- 21 F. Because of their prominence of spatial location, contrasts of siting, age, or scale, they are
22 an easily identifiable visual feature of its neighborhood or the city and contributes to the
23 distinctive quality or identity of such neighborhood or the city;
- 24

1 is hereby acknowledged.
2

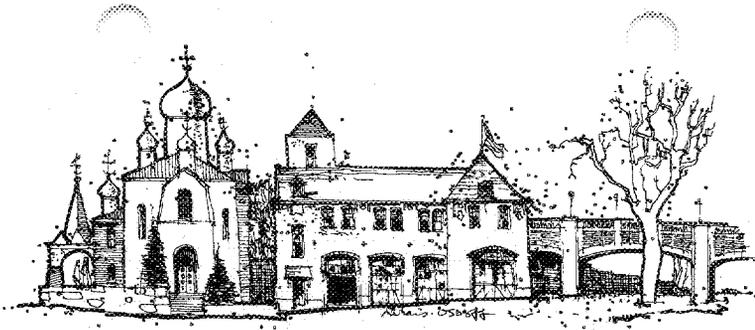
3 **Section 2. CONTROLS.** The following controls are hereby imposed on the features and
4 characteristics of the Yesler Houses, that were designated by the Board for preservation:

- 5 A. Except as provided in subsection 2.B and 2.C, below, a Certificate of Approval must be
6 obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or
7 the time for denying an application for a Certificate of Approval must have expired,
8 before the owners may make alterations or significant changes to the entire exteriors of
9 the buildings, and the site.
- 10 B. If after examination of plans and specifications the Historic Preservation Officer
11 determines that any of the following exterior alterations are consistent with the purposes
12 of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve
13 the alteration without need for further action by the Board: the addition or elimination of
14 ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or
15 mechanical elements necessary for the normal operation of the building. If the Historic
16 Preservation Officer disapproves such alterations, the owners may submit revised plans
17 and specifications to the Historic Preservation Officer or may apply to the Board for a
18 Certificate of Approval for the alterations.
- 19 C. No Certificate of Approval shall be required, and any changes may be permitted without
20 further review, for the following:
- 21 1. Any in-kind maintenance or repairs of the features listed in A, above.

22 **Section 3. INCENTIVES**

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

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



The City of Seattle

Landmarks Preservation Board

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

March 27, 1998

LPB 103/98

Councilmember Nick Licata
Chairman - Culture, Arts and Parks Committee
Seattle City Council
1100 Municipal Building
Seattle, WA 98104

Dear Councilmember Licata:

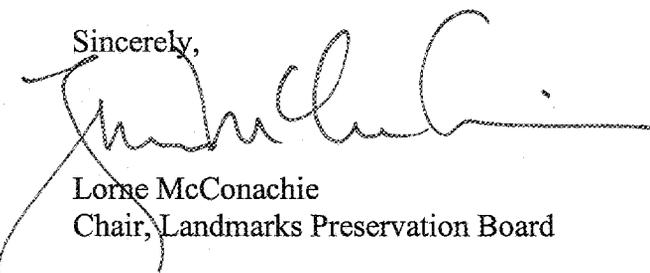
The Landmarks Preservation Board is submitting the following ordinances for consideration by the Culture, Arts and Parks Committee and the City Council:

Yesler Houses
103, 107 and 109 - 23rd Avenue South

A Controls and Incentives Agreement has been signed with the property owner and has been approved by the Landmarks Preservation Board.

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

Sincerely,



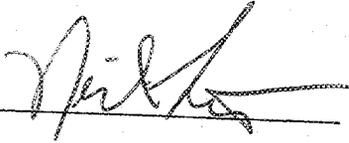
Lorne McConachie
Chair, Landmarks Preservation Board

Enclosures

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:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

93132
City of Seattle, City Clerk

—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

CT:ORD 118983

was published on
05/13/98

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

K. Patterson

05/13/98 Subscribed and sworn to before me on

M. Alvarez
Notary Public for the State of Washington
residing in Seattle

City of Seattle

ORDINANCE 118583

AN ORDINANCE relating to historic preservation, imposing controls upon the Yeeler Houses, 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 meeting on October 1, 1997, voted to approve the nomination of the Yeeler Houses at 103, 107, and 109 23rd Avenue, in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 5, 1997, the Board voted to approve the designation of the Yeeler Houses and the site as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 4, 1998, 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; 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 Yeeler Houses, more particularly

720-3028 Wilson Shearer Trucking & Landscape Supply 8221

DUMPSITE: Soil & Compactable Fill South King County Contact Bill or Ron PCCC (425) 432-4700 5167

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BORED RETIRED CONSTRUCTION EXEC - Wants part-time job. (425) 402-6832 9536

CONST. ESTIMATOR (425) 638-8843