

Ordinance No. 121426

Council Bill No. 114828

The City of Seattle Council Bill/Ordinance

AN ORDINANCE relating to historic preservation, imposing controls upon the Gibbs House, 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.

CF No. _____

Date Introduced: <u>MAR 8 - 2004</u>		
Date 1st Referred: <u>MAR 8 - 2004</u>	To: (committee) <u>Urban Development, Planning & Education</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>3-29-04</u>	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor: <u>3-30-04</u>	Date Approved: <u>4/8/04</u>	
Date Returned to City Clerk: <u>4/8/04</u>	Date Published: <u>4 pg</u>	T.O. _____ F.T. <input checked="" type="checkbox"/> <u>kc</u>
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

3-29-04 Passed

This file is complete and ready

Law Department

Law Dept. Review

Council Bill/Ordinance sponsored by:

John Steinhilber
Councilmember

Committee Action:

*Approved 3-0
PS, TG, TR*
3-29-04 Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: _____

(initial/date)

Law Department

Law Dept. Review OMP Review City Clerk Review Electronic Copy Loaded Indexed

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*Special Note: Clerk/Dist
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Full text loads
No attachments
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No Redaction Marks
Couch Bill*

1 is hereby acknowledged.

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

4 A. CERTIFICATE OF APPROVAL PROCESS

5 1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation
6 Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time for denying a
7 Certificate of Approval application must have expired, before the owner may make alterations or
8 significant changes to:
9

10 The exterior of the building, including the roof, acknowledging that the east wing
11 and the north entry addition, designed by Cardwell Architects, were completed in 2003 and are
12 not part of the original design and construction.
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14 2. A Certificate of Approval is not required for the following:

15 a. Any in-kind maintenance or repairs of the features listed in Section 2. A. 1.

16 B. ADMINISTRATIVE REVIEW

17 1. Administrative review and approval may be provided for the items listed in
18 subsection 3 according to the following procedures: The Owner shall submit to the City Historic
19 Preservation Officer (CHPO) a written request for these alterations, including applicable
20 drawings and/or specifications. If the CHPO, upon examination of submitted plans and
21 specifications, determines that such alterations are consistent with the purposes of SMC 25.12,
22 the alterations shall be approved without the need for any further action by the Board. If the
23 CHPO does not approve such alterations, the Owner may submit revised materials to the CHPO,
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1 or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.

2 2. The CHPO shall submit his or her written decision on the Owner's submittal to the
3 Owner. Failure of the CHPO to approve or disapprove the request shall constitute approval of
4 the request.

5
6 3. Administrative review is available for the following:

7 For the designated areas of the building, the addition or elimination of duct
8 conduits, HVAC vents, grilles, fire escapes, pipes, wiring, and other similar
9 mechanical elements necessary for the normal operation of the building.

10
11 Section 3. INCENTIVES

12 A. Seattle Municipal Code Title 23 provides for authorization of uses in a designated
13 Landmark that are not normally permitted in a particular zoning classification by means of an
14 administrative conditional use.

15 B. The Building and Energy Codes provide for exceptions on an application basis.

16 C. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) is available to all
17 Seattle landmarks subject to controls imposed by designation ordinance, upon application.
18

19 Section 4. Enforcement of this Ordinance and penalties for its violation shall be as
20 provided in SMC 25.12.910.

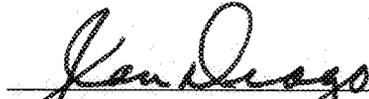
21 Section 5. The Gibbs House, at 1000 Warren Avenue North, in Seattle, is hereby added
22 to the Table of Historical Landmarks contained in SMC Chapter 25.32.
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1 Section 6. The City Clerk is directed to record this Ordinance with the King County
2 Director of Records and Elections, deliver two copies to the City Historic Preservation Officer,
3 and deliver one copy to the Director of the Department of Planning and Development.

4 Section 7. This Ordinance shall take effect and be in force thirty (30) days from and after
5 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
6 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

7 Passed by the City Council the 29th day of March, 2004, and signed by me in open
8 session in authentication of its passage this 29th day of March, 2004.

9
10 
11 _____
12 President _____ of the City Council

13 Approved by me this 8 day of April, 2004.

14 
15 _____
16 Gregory J. Nickels, Mayor

17 Filed by me this 8th day of April, 2004.

18 
19 _____
20 City Clerk

21 (Seal)





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

February 23, 2004

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

The Gibbs House, a single-family residence in the Queen Anne neighborhood, was recently designated as an historic landmark by the Seattle Landmarks Preservation Board. The nomination was prepared and submitted by the property owners, Richard and Jennifer Redman. The attached Council Bill imposes controls and incentives on the Gibbs House and adds it to the Table of Historical Landmarks.

A Controls and Incentives Agreement has been signed by the owners and has been approved by the Landmarks Preservation Board. Included in the landmark controls is the exterior of the building. Excluded from the controls are in-kind maintenance or repairs.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods, at 684-0380.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Greg Nickels', written over the printed name and title.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Neighborhoods	Elizabeth Chave 684-0380	Sara Levin 684-8691

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Gibbs House, 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.

• **Summary of the Legislation:**

The attached legislation acknowledges the designation of the Gibbs House as an historic landmark based upon a determination by the Landmarks Preservation Board; imposes controls on the exterior and adds the building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

The Gibbs House, a single-family house in the Queen Anne neighborhood, was recently designated as an historic landmark by the Landmarks Preservation Board. The nomination was prepared and submitted by the property owners, Richard and Jennifer Redman.

A Controls and Incentives Agreement has been signed by the owners and has been approved by the Landmarks Preservation Board. Included in the landmark controls is the exterior of the building. Excluded from the controls are in-kind maintenance or repairs on included features.

• *Please check one of the following:*

This legislation does not have any financial implications. (Stop here and delete the remainder of this document prior to saving and printing.)



STATE OF WASHINGTON – KING COUNTY

--SS.

170870
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCE IN FULL

Affidavit of Publication

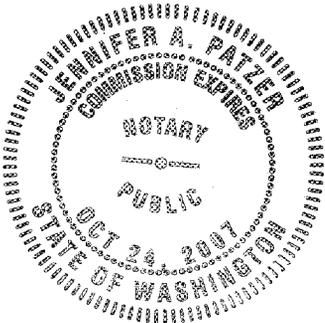
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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:121426 ORD IN FULL

was published on

4/14/2004



Affidavit of Publication

Muri Dowl

Subscribed and sworn to before me on

4/14/2004

Jennifer Patzer

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121426

AN ORDINANCE relating to historic preservation, imposing controls upon the Gibbs House, 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 September 17, 2003, voted to approve the nomination of the Gibbs House at 1000 Warren Avenue North, in Seattle, as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 5, 2003, the Board voted to approve the designation of the Gibbs House as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 17, 2003, 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:** The designation by the Landmarks Preservation Board of the Gibbs House, on property described as:

Parcel A: Lots 7 and 8, Block 17, Mercer's Addition to North Seattle, According to the Plat Thereof Recorded in Volume 1 of Plat (s) 171, in King County, Washington. Except the

South 10 feet of said Lot 8 Deeded to the City of Seattle and Parcel B: The East 44.5 Feet of the South 28 Feet of Lot 6, Block 17, Mercer's Addition to North Seattle, According to the Plat Thereof Recorded in Volume 1 of Plats, Page (s) 171, in King County, Washington,

as a Landmark based upon satisfaction of the following standard 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;

is hereby acknowledged.

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

A. CERTIFICATE OF APPROVAL PROCESS

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make alterations or significant changes to:

The exterior of the building, including the roof, acknowledging that the east wing and the north entry addition, designed by Cardwell Architects, were completed in 2003 and are not part of the original design and construction.

2. A Certificate of Approval is not required for the following:

a. Any in-kind maintenance or repairs of the features listed in Section 2. A. 1.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the items listed in subsection 3 according to the following procedures. The Owner shall submit to the City: