

Ordinance No. 122818

Council Bill No. 116339

AN ORDINANCE relating to historic preservation, imposing controls upon the Leona/Park Ridge Apartments, 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.

Related Legislation File: _____

Date Introduced and Referred: 9.15.08	To: (committee): Planning, Land Use & Neighborhoods (PLUNC)
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 9.29.08 9.29.08	Date Presented to Mayor: 9.30.08
Date Signed by Mayor: 10.8.08	Date Returned to City Clerk: 10.8.08
Published by Title Only <u>6</u>	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/>	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: *Erin F. L...*

Committee Action:

Date	Recommendation	Vote
<i>Law Department</i> 09/24/08	APPROVE	3:0 SC, TR, RC

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

Full Council Action:

Date	Decision	Vote



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

September 9, 2008

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

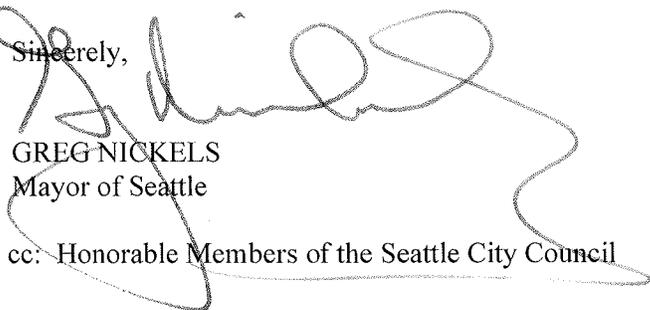
Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Leona/Park Ridge Apartments located at 916 Queen Anne Avenue North as a historic landmark, imposes controls, grants incentives and adds the Leona/Park Ridge Apartments to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and approved by the Landmarks Preservation Board. The Agreement includes landmark controls for the exterior of the building and the site, however, any in-kind maintenance or repairs to the exterior of the building, and minor landscaping, are excluded from the controls.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at (206) 684-0380.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Greg Nickels".

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: mayors.office@seattle.gov

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ORDINANCE 122818

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AN ORDINANCE relating to historic preservation, imposing controls upon the Leona/Park Ridge Apartments, 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 sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“the Board”), after a public meeting on May 17, 2006, voted to approve the nomination of both the improvement (the building) and the parcel of property on which the improvement is located at 916 Queen Anne Avenue North in Seattle, the improvement and the property are collectively referred to as the “Leona/Park Ridge Apartments” for the purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 21, 2006, the Board voted to approve the designation of the Leona/Park Ridge Apartments under SMC Chapter 25.12; and

WHEREAS, on November 15, 2006, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (“the Board”) of both the improvement (the building) and the parcel of property on which the improvement is located at 916 Queen Anne Avenue North in Seattle, which the improvement and the property are collectively referred to as the “Leona/Park Ridge Apartments” for the purposes of this ordinance, is hereby acknowledged.



1 A. Legal Description. The Leona/Park Ridge Apartments building site is located on
2 the property legally described as:

3 Lots 3 and 4, Supplemental Plat of G. Kinnear's Addition to the City of Seattle,
4 according to plat recorded in Volume 2 of Plats, Page 62, in King County,
5 Washington.

6
7 B. Specific Features and/or Characteristics Designated. Pursuant to SMC
8 25.12.660A2, the following specific features and/or characteristics of the Leona/Park Ridge
9 Apartments are designated:

- 10 1. The exterior of the improvement (the building).
11
12 2. The parcel of property legally described above, located at 916 Queen Anne
13 Avenue North in Seattle, on which the improvement is located.

14 C. Basis of Designation. The designation was made because the Leona/Park Ridge
15 Apartments have significant character, interest or value as a part of the development, heritage or
16 cultural characteristics of the City, state or nation, it has integrity or the ability to convey its
17 significance, and because it satisfies the following from Section 25.12.350:

- 18 1. It embodies the distinctive visible characteristics of an architectural style, period,
19 or of a method of construction (SMC 25.12.350D).
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22 Section 2. CONTROLS: The following controls are hereby imposed on the features and
23 characteristics of the Leona/Park Ridge Apartments that were designated by the Board for
24 preservation:
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1 A. Certificate of Approval Process.

2 1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a
3 Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or the time for
4 denying a Certificate of Approval must have expired, before the owner may make alterations or
5 significant changes to the following specific features or characteristics:
6

- 7 a. The exterior of the improvement (the building).
8 b. The parcel of property legally described above, located at 916 Queen Anne
9 Avenue North in Seattle, on which the improvement is located.

10 2. No Certificate of Approval or approval by the City Historic Preservation Officer
11 (CHPO) is required for the following:
12

- 13 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
14 b. Minor landscaping including the removal/addition of shrubs, perennials and
15 annuals.

16 B. City Historic Preservation Officer (CHPO) Approval Process.

17 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
18 Ordinance according to the following procedure:
19

- 20 a. The owner shall submit to the City Historic Preservation Officer (CHPO) a
21 written request for the alterations, including applicable drawings and/or
22 specifications.
23 b. If the CHPO, upon examination of submitted plans and specifications,
24 determines that the alterations are consistent with the purposes of SMC
25 determines that the alterations are consistent with the purposes of SMC
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chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. For the specified features and characteristics of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

Section 3. INCENTIVES. The following incentives are hereby granted on the features and characteristics of the Leona/Park Ridge Apartments that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, SMC chapter



1 22.100, and the Energy Code of the City, SMC chapter 22.700, may be authorized pursuant to the
2 applicable provisions thereof.

3 C. Special tax valuation for historic preservation may be available under Chapter 84.26
4 RCW upon application and compliance with the requirements of that statute.

5 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
6
7 SMC 25.12.910.

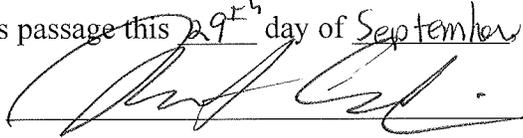
8 Section 5. The Leona/Park Ridge Apartments are hereby added to the Table of Historical
9 Landmarks contained in SMC Chapter 25.32.

10 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
11 King County Director of Records and Elections, deliver two certified copies to the City Historic
12 Preservation Officer, and deliver one copy to the Director of the Department of Planning and
13 Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of
14 the landmark.
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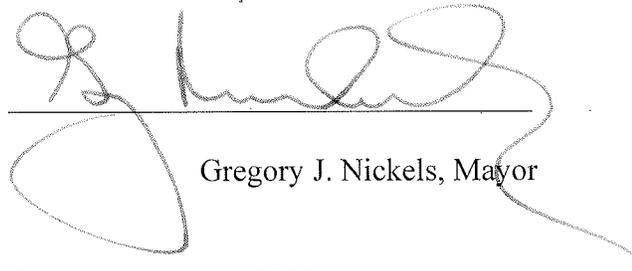
1 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the 29th day of September, 2008, and signed by me in open
5 session in authentication of its passage this 29th day of September, 2008.

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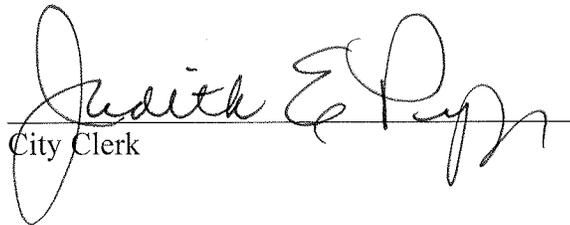
8 President _____ of the City Council

9 Approved by me this 8 day of October, 2008.

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14 Gregory J. Nickels, Mayor

15
16 Filed by me this _____ day of _____, 2008.

17
18 
19 City Clerk

20 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Neighborhoods	Elizabeth Chave/684-0380	Amy Williams/233-2651

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Leona/Park Ridge Apartments, 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 Leona/Park Ridge Apartment building with the site as a historic landmark based upon a determination by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Leona/Park Ridge Apartment building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

The Leona/Park Ridge Apartments were built in 1909 in the Queen Anne neighborhood. 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 and the site. Excluded from the controls are any in-kind maintenance or repairs to the building's exterior, as well as minor landscaping.

• *Please check one of the following:*

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

 This legislation has financial implications. *(Please complete all relevant sections that follow.)*



STATE OF WASHINGTON – KING COUNTY

--SS.

230160
CITY OF SEATTLE, CLERKS OFFICE

No.

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.

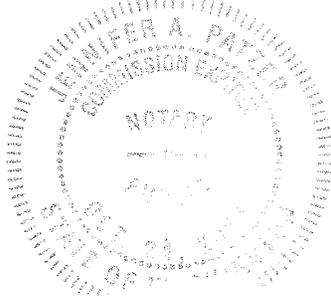
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122818 ORDINANCE

was published on

10/14/08

The amount of the fee charged for the foregoing publication is the sum of \$ 302.08, which amount has been paid in full.



[Signature]

Subscribed and sworn to before me on
10/14/08 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King

City of Seattle

ORDINANCE 122818

AN ORDINANCE relating to historic preservation, imposing controls upon the Leona/Park Ridge Apartments, 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 des-

ignation and preservation of sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board ("the Board"), after a public meeting on May 17, 2006, voted to approve the nomination of both the improvement (the building) and the parcel of property on which the improvement is located at 916 Queen Anne Avenue North in Seattle, the improvement and the property are collectively referred to as the "Leona/Park Ridge Apartments" for the purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 21, 2006, the Board voted to approve the designation of the Leona/Park Ridge Apartments under SMC Chapter 25.12; and

WHEREAS, on November 15, 2006, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. **DESIGNATION:** Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board ("the Board") of both the improvement (the building) and the parcel of property on which the improvement is located at 916 Queen Anne Avenue North in Seattle, which the improvement and the property are collectively referred to as the "Leona/Park Ridge Apartments" for the purposes of this ordinance, is hereby acknowledged.

A. **Legal Description.** The Leona/Park Ridge Apartments building site is located on the property legally described as:

Lots 3 and 4, Supplemental Plat of G. Kinnear's Addition to the City of Seattle, according to plat recorded in Volume 2 of Plats, Page 62, in King County, Washington.

B. **Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660A2, the following specific features and/or characteristics of the Leona/Park Ridge Apartments are designated:

1. The exterior of the improvement (the building).

2. The parcel of property legally described above, located at 916 Queen Anne Avenue North in Seattle, on which the improvement is located.

C. **Basis of Designation.** The designation was made because the Leona/Park Ridge Apartments have significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from Section 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction (SMC 25.12.350D).

Section 2. **CONTROLS.** The following controls are hereby imposed on the features and characteristics of the Leona/Park Ridge Apartments that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:

a. The exterior of the improvement (the building).

b. The parcel of property legally described above, located at 916 Queen Anne Avenue North in Seattle, on which the improvement is located.

No Certificate of Approval or approval by the City Historic Preservation Officer (CHPO) is required for the following:

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

b. Minor landscaping including the removal/addition of shrubs, perennials and annuals.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. For the specified features and characteristics of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

Section 3. **INCENTIVES.** The following incentives are hereby granted on the features and characteristics of the Leona/Park Ridge Apartments that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, SMC chapter 22.100, and the Energy Code of the City, SMC chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

C. Special tax valuation for historic preservation may be available under Chapter 84.26 RCW upon application and compliance with the requirements of that statute.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Leona/Park Ridge Apartments are hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

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

Passed by the City Council the 29th day of September, 2008, and signed by me in open session in authentication of its passage this 29th day of September, 2008.

Richard Corlin

President of the City Council

Approved by me this 8th day of October, 2008.

Gregory J. Nickels, Mayor

Filed by me this 8th day of October, 2008.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, October 14, 2008.

10/14(230160)



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SEATTLE CITY C ORD 48.00
PAGE001 OF 007
10/14/2008 15:37
KING COUNTY, WA

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) and corresponding number (or transaction contained therein)

1. Ordinance 122818

Reference Number(s) of Documents assigned or released:

1.
Additional reference #'s on page ____ of document

Grantor(s)

- 1. City of Seattle
- Additional names on page ____ of document.

Grantee(s) Public (Last name first, then first name and initials)

- 1.
- 2. Additional names on page ____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page ____ of document

Assessor's Property Tax Parcel/Account Number

- Assessor Tax # not yet assigned.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

DO NOT SIGN UNLESS IT'S AN EMERGENCY _____ Signature of Requesting Party

FILED
CITY OF SEATTLE
CITY CLERK
09 NOV 12 AM 11:19

ORDINANCE 122818

1
2 AN ORDINANCE relating to historic preservation, imposing controls upon the Leona/Park
3 Ridge Apartments, a landmark designated by the Landmarks Preservation Board under
4 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 sites, improvements and
7 objects having historical, cultural, architectural, engineering or geographic significance;
and

8 WHEREAS, the Landmarks Preservation Board (“the Board”), after a public meeting on May 17,
9 2006, voted to approve the nomination of both the improvement (the building) and the
10 parcel of property on which the improvement is located at 916 Queen Anne Avenue
11 North in Seattle, the improvement and the property are collectively referred to as the
“Leona/Park Ridge Apartments” for the purposes of this ordinance, for designation as a
landmark under SMC Chapter 25.12; and

12 WHEREAS, after a public meeting on June 21, 2006, the Board voted to approve the designation
13 of the Leona/Park Ridge Apartments under SMC Chapter 25.12; and

14 WHEREAS, on November 15, 2006, the Board and the owner of the designated landmark agreed
15 to controls and incentives; and

16 WHEREAS, the Board recommends that the City Council enact a designating ordinance
17 approving the controls and incentives;

18 NOW, THEREFORE,

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

20 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
21 Landmarks Preservation Board (“the Board”) of both the improvement (the building) and the
22 parcel of property on which the improvement is located at 916 Queen Anne Avenue North in
23 Seattle, which the improvement and the property are collectively referred to as the “Leona/Park
24 Ridge Apartments” for the purposes of this ordinance, is hereby acknowledged.
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1 A. Legal Description. The Leona/Park Ridge Apartments building site is located on
2 the property legally described as:

3 Lots 3 and 4, Supplemental Plat of G. Kinnear's Addition to the City of Seattle,
4 according to plat recorded in Volume 2 of Plats, Page 62, in King County,
5 Washington.

6
7 B. Specific Features and/or Characteristics Designated. Pursuant to SMC
8 25.12.660A2, the following specific features and/or characteristics of the Leona/Park Ridge
9 Apartments are designated:

- 10 1. The exterior of the improvement (the building).
11
12 2. The parcel of property legally described above, located at 916 Queen Anne
13 Avenue North in Seattle, on which the improvement is located.

14 C. Basis of Designation. The designation was made because the Leona/Park Ridge
15 Apartments have significant character, interest or value as a part of the development, heritage or
16 cultural characteristics of the City, state or nation, it has integrity or the ability to convey its
17 significance, and because it satisfies the following from Section 25.12.350:

- 18 1. It embodies the distinctive visible characteristics of an architectural style, period,
19 or of a method of construction (SMC 25.12.350D).
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21
22 Section 2. CONTROLS: The following controls are hereby imposed on the features and
23 characteristics of the Leona/Park Ridge Apartments that were designated by the Board for
24 preservation:
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A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:

- a. The exterior of the improvement (the building).
- b. The parcel of property legally described above, located at 916 Queen Anne Avenue North in Seattle, on which the improvement is located.

2. No Certificate of Approval or approval by the City Historic Preservation Officer (CHPO) is required for the following:

- a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
- b. Minor landscaping including the removal/addition of shrubs, perennials and annuals.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

- a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.
- b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC



1 chapter 25.12, the alterations shall be approved without further action by
2 the Board.

3 c. If the CHPO does not approve the alterations, the owner may submit
4 revised materials to the CHPO, or apply to the Board for a Certificate of
5 Approval under SMC chapter 25.12, as provided in Section 2.A.
6

7 2. The CHPO shall transmit a written decision on the owner's request to the owner
8 within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the
9 request shall constitute approval of the request.

10 3. CHPO approval for changes or alterations to the designated features or
11 characteristics of the landmark described in Section 1.B of this Ordinance, is available for the
12 following:
13

14 a. For the specified features and characteristics of the building, the addition
15 or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes,
16 and other similar wiring or mechanical elements necessary for the normal
17 operation of the building.
18

19 Section 3. INCENTIVES. The following incentives are hereby granted on the features
20 and characteristics of the Leona/Park Ridge Apartments that were designated by the Board for
21 preservation:
22

23 A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark
24 by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title
25

26 23.

27 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC chapter
28



1 22.100, and the Energy Code of the City, SMC chapter 22.700, may be authorized pursuant to the
2 applicable provisions thereof.

3 C. Special tax valuation for historic preservation may be available under Chapter 84.26
4 RCW upon application and compliance with the requirements of that statute.

5 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
6 SMC 25.12.910.

7 Section 5. The Leona/Park Ridge Apartments are hereby added to the Table of Historical
8 Landmarks contained in SMC Chapter 25.32.

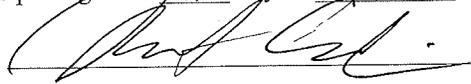
9 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
10 King County Director of Records and Elections, deliver two certified copies to the City Historic
11 Preservation Officer, and deliver one copy to the Director of the Department of Planning and
12 Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of
13 the landmark.
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Elizabeth Chave/jom
DON, Leona/Park Ridge Landmark Designation, ORD
August 28, 2008
Version 2

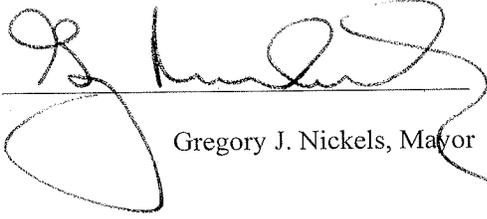
1 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the 29th day of September, 2008, and signed by me in open
5 session in authentication of its passage this 29th day of September 2008.



8 President _____ of the City Council

9 Approved by me this 8 day of October 2008.



Gregory J. Nickels, Mayor

16 Filed by me this ____ day of _____, 2008.



City Clerk

(Seal)

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE } SS

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 122818

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 14th October 2008

JUDITH E. PIPPIN
CITY CLERK

BY 
DEPUTY CLERK

