

Ordinance No. 123293

*SORRENTO*

# The City of Seattle - Legislative Department

Council Bill No. 116834

Council Bill/Ordinance sponsored by: *[Signature]*

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

## Committee Action:

Date	Recommendation	Vote
<i>04/29/10</i>	<i>APPROVE</i>	<i>2-0 SC, SB</i>

### Related Legislation File: \_\_\_\_\_

Date Introduced and Referred: <i>4.12.10</i>	To: (committee): <i>Built Environment</i>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <i>5.10.10</i>	Date Presented to Mayor: <i>5.11.10</i>
Date Signed by Mayor: <i>May 13, 2010</i>	Date Returned to City Clerk: <i>May 14, 2010</i>
Published by Title Only _____	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

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

## Full Council Action:

Date	Decision	Vote
<i>5.10.10</i>	<i>Passed</i>	<i>7-0 Exused TB, TR</i>

*Law Department*

ORDINANCE 123293

AN ORDINANCE relating to historic preservation, imposing controls upon the Sorrento 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 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 21, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 900 Madison Street in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 16, 2008, the Board voted to approve the designation of the Sorrento Hotel under SMC Chapter 25.12; and

WHEREAS, on September 16, 2009, 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 the improvement (the building) and the parcel of property on which the improvement, collectively referred to as the Sorrento Hotel for the purposes of this ordinance, is located at 900 Madison Street in Seattle is hereby acknowledged.





1 A. Legal Description. The Sorrento Hotel is located on the property legally described  
2 as:

3 Lots 6 and 7, Block 76 of A.A. Denny's Extension to Terry's 1<sup>st</sup> Addition to the  
4 City of Seattle, according to the plat thereof, recorded in Volume 1 of plats, page 88, in  
5 King County, Washington.  
6

7 B. Specific Features and/or Characteristics Designated. Pursuant to SMC  
8 25.12.660.A.2, the following specific features and/or characteristics of the Sorrento Hotel are  
9 designated:

- 10 1. The exterior of the building.
- 11 2. The following elements of the interior of the building: the entry lobby and  
12 receptions desk, the elevator lobby, and the Fireside Room.
- 13 3. The parcel of property legally described above in Section 1.A, located at 900  
14 Madison Street in Seattle.  
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16 C. Basis of Designation. The designation was made because the Sorrento Hotel has  
17 significant character, interest or value as a part of the development, heritage or cultural  
18 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,  
19 and because it satisfies the following from Section 25.12.350:  
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- 21 1. It embodies the distinctive visible characteristics of an architectural style, period,  
22 or of a method of construction (SMC 25.12.350.D).
- 23 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).  
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- 1           3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
2           an easily identifiable visual feature of its neighborhood or the City and contributes  
3           to the distinctive quality or identity of such neighborhood or the City (SMC  
4           25.12.350.F).

5           Section 2. CONTROLS: The following controls are hereby imposed on the features and  
6           characteristics of the Sorrento Hotel that were designated by the Board for preservation:  
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8           A. Certificate of Approval Process.

- 9           1. Except as provided in Section 2.A.2 and Section 2.B of this Ordinance, the owner  
10           must obtain a Certificate of Approval issued by the Board pursuant to SMC  
11           chapter 25.12, or the time for denying a Certificate of Approval must have  
12           expired, before the owner may make alterations or significant changes to the  
13           following specific features or characteristics:  
14           a. The exterior of the improvement (the building).  
15           b. The following elements of the interior of the building: the entry lobby and  
16           reception desk, the elevator lobby, and the Fireside Room.  
17           c. The parcel of property legally described in Section 1.A, located at 900  
18           Madison Street in Seattle.
- 19           2. No Certificate of Approval is required for the following:  
20           a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
21           b. Alterations to any portion of the building not listed in Section 2.A.1.  
22           “Alterations” are defined to include changes, removal, replacement or  
23           additions.  
24           c. Alterations to any of the following:  
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1. The removal/addition of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground, shrubs, perennials and annuals.
2. Alterations to the driveway and path paving, paved steps, and courtyard fountain on the site.
3. Alterations to temporary site furnishings, including planters, furniture, and trash receptacles.
4. Recovering and or removal of the fabric canopy and the canopy support structure at the main entrance.
5. Alterations to exterior security lighting and security system equipment.
6. Alterations to non-illuminated exterior signage less than six square feet in area.
7. Alterations to flags and flagpoles.
8. Alterations to downspouts and gutters.
9. Alterations to floor finishes and floor coverings.
10. Alterations to temporary window coverings, including draperies and window blinds.
11. Alterations to interior light fixtures, including removal and replacement.
12. Alterations to interior sound system equipment and security system equipment.
13. Alterations to interior signage.
14. Alterations to the freestanding bellhop desk at the main entry lobby, and cabinetry on the wall behind the bellhop desk.
15. Alterations to banquettes/built-in seating in the Fireside Room.



1                   16. Alterations to the double doors from the Fireside Room to the hall to the  
2                   dining area.

3                   17. Alterations to the wood infill panels over the windows in the Fireside  
4                   Room.

5                   18. Alterations to the fireplace screen and associated equipment in the Fireside  
6                   Room.

7                   19. Alterations to the elevator door exteriors and elevator cab.

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

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

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

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

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

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



- 1           3. CHPO approval for changes or alterations to the designated features or  
2           characteristics of the landmark described in Section 1.B of this Ordinance, is  
3           available for the following:
- 4           a. For the specified features and characteristics of the building listed in Section  
5           2.A.1, the addition or elimination of duct conduits, HVAC vents, grilles, fire  
6           escapes, pipes, and other similar wiring or mechanical elements necessary for  
7           the normal operation of the building.
  - 8           b. Alterations to the penthouse level exterior structures, so long as the alterations  
9           do not result in an increase in size of the structures.
  - 10          c. Alterations to the metal fencing and gates on the historic masonry wall on the  
11          site.
  - 12          d. Alterations to exterior signage more than six square feet in area.
  - 13          e. Alterations to the metal grilles at the center windows of the lower east  
14          elevation.
  - 15          f. Alterations to exterior light fixtures.
  - 16          g. Alterations to the metal balcony between levels one and two on the lower east  
17          elevation.
  - 18          h. Alterations to the masonry vestibule addition that extends from the south side  
19          of the north wing, at the courtyard level.
  - 20          i. Alterations to the two tower windows that have been infilled with brick.
  - 21          j. Alterations to the arched window at the roofline center joint.

22           Section 3. INCENTIVES: The following incentives are hereby granted on the features  
23           and characteristics of the Sorrento Hotel that were designated by the Board for preservation:  
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1           A.       Uses not otherwise permitted in a zone may be authorized in a designated  
2 Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal  
3 Code Title 23.

4           B.       Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
5 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
6 the applicable provisions thereof.

7           C.       Special tax valuation for historic preservation may be available under Chapter  
8 84.26 RCW upon application and compliance with the requirements of that statute.

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

11           Section 5. The Sorrento Hotel is hereby added to the Table of Historical Landmarks  
12 contained in SMC Chapter 25.32.

13           Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
14 King County Director of Records and Elections, deliver two certified copies to the City Historic  
15 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
16 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
17 owner of the landmark.  
18



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 10<sup>th</sup> day of May, 2010, and  
5 signed by me in open session in authentication of its passage this

6  
7 10<sup>th</sup> day of May, 2010.

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President \_\_\_\_\_ of the City Council

11 Approved by me this 13<sup>th</sup> day of May, 2009. ~~2010~~

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15 Michael McGinn, Mayor

16 Filed by me this 14<sup>th</sup> day of May, 2010.

17  
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20 City Clerk

21 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amy Williams/206-233-2651

**Legislation Title:**

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

• **Summary of the Legislation:**

The attached legislation acknowledges the designation of the Sorrento Hotel as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Sorrento Hotel to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

The Sorrento Hotel was built in 1909 and is located in the First Hill neighborhood. A Controls and Incentives Agreement (Agreement) has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the Agreement apply to the exterior of the building, portions of the first floor interior of the building, and the site, but do not apply to the following: alterations to non-original features of the first floor interior, alterations to the remaining interior floors, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated 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.)*

Attachments:

Exhibit A – Vicinity Map of the Sorrento Hotel



Elizabeth Chave/jom  
DON, Sorrento Hotel, FISC Exhibit A  
December 1, 2009  
Version #1



Exhibit A to the Fiscal Note - Vicinity Map of the Sorrento Hotel





# City of Seattle

Michael McGinn, Mayor

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## Office of the Mayor

March 30, 2010

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Sorrento Hotel at 900 Madison Street as a historic landmark, imposes controls, grants incentives and adds the Sorrento Hotel to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The agreement includes landmark controls for the exterior of the building, portions of the first floor of the building, and the site. The following are excluded from the controls: alterations to non-original features of the first floor interior, alterations to the remaining interior floors, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

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 handwritten signature in black ink, appearing to read "Michael McGinn".

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

---

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

Tel: (206) 684-4000, TDD: (206) 615-0476 Fax: (206) 684-5360, Email: [mike.mcgin@seattle.gov](mailto:mike.mcgin@seattle.gov)

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.



**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



**20100525001154**

SEATTLE CITY CLERK  
PAGE-001 OF 010  
05/25/2010 15:29  
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

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

1. Ordinance 123293

2.

FILED  
CITY OF SEATTLE  
CITY CLERK  
10 JUN 22 AM 10:24

**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) (Last name first, then first name and initials)**

1. Public

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.

\_\_\_\_\_  
Signature of Requesting Party

Elizabeth Chavez/jom  
DON, Sorrento Hotel Landmark Designation ORD  
March 16, 2010  
Version #3

ORDINANCE 123293

AN ORDINANCE relating to historic preservation, imposing controls upon the Sorrento 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 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 21, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 900 Madison Street in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 16, 2008, the Board voted to approve the designation of the Sorrento Hotel under SMC Chapter 25.12; and

WHEREAS, on September 16, 2009, 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 the improvement (the building) and the parcel of property on which the improvement, collectively referred to as the Sorrento Hotel for the purposes of this ordinance, is located at 900 Madison Street in Seattle is hereby acknowledged.





1 A. Legal Description. The Sorrento Hotel is located on the property legally described  
2 as:

3 Lots 6 and 7, Block 76 of A.A. Denny's Extension to Terry's 1<sup>st</sup> Addition to the  
4 City of Seattle, according to the plat thereof, recorded in Volume 1 of plats, page 88, in  
5 King County, Washington.

6 B. Specific Features and/or Characteristics Designated. Pursuant to SMC  
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8 25.12.660.A.2, the following specific features and/or characteristics of the Sorrento Hotel are  
9 designated:

- 10 1. The exterior of the building.  
11 2. The following elements of the interior of the building: the entry lobby and  
12 receptions desk, the elevator lobby, and the Fireside Room.  
13 3. The parcel of property legally described above in Section 1.A, located at 900  
14 Madison Street in Seattle.

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

- 19 1. It embodies the distinctive visible characteristics of an architectural style, period,  
20 or of a method of construction (SMC 25.12.350.D).  
21 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).  
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- 1 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
2 an easily identifiable visual feature of its neighborhood or the City and contributes  
3 to the distinctive quality or identity of such neighborhood or the City (SMC  
4 25.12.350.F).

5 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
6 characteristics of the Sorrento Hotel that were designated by the Board for preservation:  
7

8 A. Certificate of Approval Process.

- 9 1. Except as provided in Section 2.A.2 and Section 2.B of this Ordinance, the owner  
10 must obtain a Certificate of Approval issued by the Board pursuant to SMC  
11 chapter 25.12, or the time for denying a Certificate of Approval must have  
12 expired, before the owner may make alterations or significant changes to the  
13 following specific features or characteristics:  
14 a. The exterior of the improvement (the building).  
15 b. The following elements of the interior of the building: the entry lobby and  
16 reception desk, the elevator lobby, and the Fireside Room.  
17 c. The parcel of property legally described in Section 1.A, located at 900  
18 Madison Street in Seattle.  
19 2. No Certificate of Approval is required for the following:  
20 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
21 b. Alterations to any portion of the building not listed in Section 2.A.1.  
22 "Alterations" are defined to include changes, removal, replacement or  
23 additions.  
24 c. Alterations to any of the following:  
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1. The removal/addition of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground, shrubs, perennials and annuals.
2. Alterations to the driveway and path paving, paved steps, and courtyard fountain on the site.
3. Alterations to temporary site furnishings, including planters, furniture, and trash receptacles.
4. Recovering and or removal of the fabric canopy and the canopy support structure at the main entrance.
5. Alterations to exterior security lighting and security system equipment.
6. Alterations to non-illuminated exterior signage less than six square feet in area.
7. Alterations to flags and flagpoles.
8. Alterations to downspouts and gutters.
9. Alterations to floor finishes and floor coverings.
10. Alterations to temporary window coverings, including draperies and window blinds.
11. Alterations to interior light fixtures, including removal and replacement.
12. Alterations to interior sound system equipment and security system equipment.
13. Alterations to interior signage.
14. Alterations to the freestanding bellhop desk at the main entry lobby, and cabinetry on the wall behind the bellhop desk.
15. Alterations to banquettes/built-in seating in the Fireside Room.



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16. Alterations to the double doors from the Fireside Room to the hall to the dining area.

17. Alterations to the wood infill panels over the windows in the Fireside Room.

18. Alterations to the fireplace screen and associated equipment in the Fireside Room.

19. Alterations to the elevator door exteriors and elevator cab.

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.



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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 listed in Section 2.A.1, 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.
  - b. Alterations to the penthouse level exterior structures, so long as the alterations do not result in an increase in size of the structures.
  - c. Alterations to the metal fencing and gates on the historic masonry wall on the site.
  - d. Alterations to exterior signage more than six square feet in area.
  - e. Alterations to the metal grilles at the center windows of the lower east elevation.
  - f. Alterations to exterior light fixtures.
  - g. Alterations to the metal balcony between levels one and two on the lower east elevation.
  - h. Alterations to the masonry vestibule addition that extends from the south side of the north wing, at the courtyard level.
  - i. Alterations to the two tower windows that have been infilled with brick.
  - j. Alterations to the arched window at the roofline center joint.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of the Sorrento Hotel that were designated by the Board for preservation:

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

4           B.     Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
5 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
6 the applicable provisions thereof.

7           C.     Special tax valuation for historic preservation may be available under Chapter  
8 84.26 RCW upon application and compliance with the requirements of that statute.

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

11           Section 5. The Sorrento Hotel is hereby added to the Table of Historical Landmarks  
12 contained in SMC Chapter 25.32.

13           Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
14 King County Director of Records and Elections, deliver two certified copies to the City Historic  
15 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
16 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
17 owner of the landmark.  
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Elizabeth Chave/om  
DON, Sorrento Hotel Landmark Designation ORD  
March 16, 2010  
Version #3

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 10<sup>th</sup> day of May, 2010, and  
5 signed by me in open session in authentication of its passage this  
6  
7 10<sup>th</sup> day of May, 2010.

8  
9   
10 President \_\_\_\_\_ of the City Council

11 Approved by me this 13<sup>th</sup> day of May, 2009. 2010

12  
13  
14   
15 Michael McGinn, Mayor

16 Filed by me this 14<sup>th</sup> day of May, 2010.

17 **State of Washington,**  
18 **County of King**

19 I, Janet Polata   
20 City Clerk ~~certify that this is a true and correct~~

21 (Seal) copy of Ordinance 123293, on file in the records

22 of the City of Seattle Office of the City Clerk



Signed by: \_\_\_\_\_  
Signature J. Polata  
Title: Information Specialist  
Date: May 19, 2010

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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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254994  
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 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

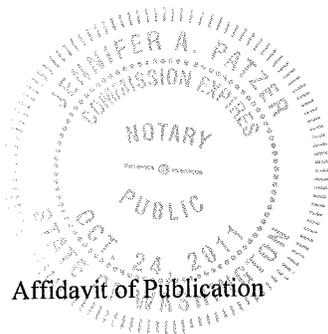
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123293 ORDINANCE

was published on

05/20/10

The amount of the fee charged for the foregoing publication is the sum of \$ 395.85, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

05/20/10

Notary public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 123293

AN ORDINANCE relating to historic preservation, imposing controls upon the Sorrento 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 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 21, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 900 Madison Street in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 16, 2008, the Board voted to approve the designation of the Sorrento Hotel under SMC Chapter 25.12; and

WHEREAS, on September 16, 2009, 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 the improvement (the building) and the parcel of property on which the improvement, collectively referred to as the Sorrento Hotel for the purposes of this ordinance, is located at 900 Madison Street in Seattle is hereby acknowledged.

**A. Legal Description.** The Sorrento Hotel is located on the property legally described as:

Lots 6 and 7, Block 76 of A.A. Denny's Extension to Terry's 1st Addition to the City of Seattle, according to the plat thereof, recorded in Volume 1 of plats, page 88, in King County, Washington.

**B. Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660.A.2, the following specific features and/or characteristics of the Sorrento Hotel are designated:

1. The exterior of the building.

2. The following elements of the interior of the building: the entry lobby and receptions desk, the elevator lobby, and the Fireside Room.

3. The parcel of property legally described above in Section 1.A, located at 900 Madison Street in Seattle.

**C. Basis of Designation.** The designation was made because the Sorrento Hotel has 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 25.12.350.D).

2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

3. 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 (SMC 25.12.350.F).

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

#### A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 and Section 2.B 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 following elements of the interior of the building: the entry lobby and reception desk, the elevator lobby, and the Fireside Room.

c. The parcel of property legally described in Section 1.A, located at 900 Madison Street in Seattle.

2. No Certificate of Approval is required for the following:

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

b. Alterations to any portion of the building not listed in Section 2.A.1. "Alterations" are defined to include changes, removal, replacement or additions.

c. Alterations to any of the following:

1. The removal/addition of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one half feet (4 1/2 feet) above ground, shrubs, perennials and annuals.

2. Alterations to the driveway and path paving, paved steps, and courtyard fountain on the site.

3. Alterations to temporary site furnishings, including planters, furniture, and trash receptacles.

4. Recovering and or removal of the fabric canopy and the canopy support structure at the main entrance.

5. Alterations to exterior security lighting and security system equipment.

6. Alterations to non-illuminated exterior signage less than six square feet in area.

7. Alterations to flags and flagpoles.

8. Alterations to downspouts and gutters.

9. Alterations to floor finishes and floor coverings.

10. Alterations to temporary window coverings, including draperies and window blinds.

11. Alterations to interior light fixtures, including removal and replacement.

12. Alterations to interior sound system equipment and security system equipment.

13. Alterations to interior signage.

14. Alterations to the freestanding bellhop desk at the main entry lobby, and cabinetry on the wall behind the bellhop desk.

15. Alterations to banquettes/built-in seating in the Fireside Room.

16. Alterations to the double doors from the Fireside Room to the hall to the dining area.

17. Alterations to the wood infill panels over the windows in the Fireside Room.

18. Alterations to the fireplace screen and associated equipment in the Fireside Room.

19. Alterations to the elevator door exteriors and elevator cab.

#### 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 listed in Section 2.A.1, 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.

b. Alterations to the penthouse level exterior structures, so long as the alterations do

not result in an increase in size of the structures.

c. Alterations to the metal fencing and gates on the historic masonry wall on the site.

d. Alterations to exterior signage more than six square feet in area.

e. Alterations to the metal grilles at the center windows of the lower east elevation.

f. Alterations to exterior light fixtures.

g. Alterations to the metal balcony between levels one and two on the lower east elevation.

h. Alterations to the masonry vestibule addition that extends from the south side of the north wing, at the courtyard level.

i. Alterations to the two tower windows that have been infilled with brick.

j. Alterations to the arched window at the roofline center joint.

**Section 3. INCENTIVES:** The following incentives are hereby granted on the features and characteristics of the Sorrento Hotel 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 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 ROW 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 Sorrento Hotel is 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 the ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer (CHPO), 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 10th day of May, 2010, and signed by me in open session in authentication of its passage this 10th day of May, 2010.

Richard Conlin

President of the City Council

Approved by me this 13th day of May, 2010.

Michael McGinn, Mayor

Filed by me this 14th day of May, 2010.

Publication ordered by the City Clerk  
Date of publication in the Seattle Daily Journal of Commerce, May 20, 2010.

5/20(254994)

State of Washington King County