Ordinance No. 123346

Council Bill No. 116885

AN ORDINANCE relating to historic preservation, imposing controls upon Washington Hall, 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: June 7, 2010	To: (committee): Built Environment
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 7.12.10	Date Presented to Mayor: 7.13.10
Date Signed by Mayor: July 16, 2010	Date Returned to City Clerk: July 16, 2010
Published by Title Only / Published in Full Text ✓	Date Vetoed by Mayor:
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: [illegible]

Committee Action:

Date	Recommendation	Vote
070810	APPROVE	3-0 SG, TB, SJ

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

Full Council Action:

Date	Decision	Vote
7.12.10	Passed	9-0

Law Department

Elizabeth Chave/jom
DON Washington Hall Landmark Designation ORD
March 10, 2010
Version #3

ORDINANCE 123346

AN ORDINANCE relating to historic preservation, imposing controls upon Washington Hall, 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 November 19, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 153 14th Avenue in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 7, 2009, the Board voted to approve the designation of Washington Hall under SMC Chapter 25.12; and

WHEREAS, on November 18, 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 Washington Hall for the purposes of this ordinance, is located at 153 14th Avenue in Seattle is hereby acknowledged.

COUNCIL CLERK

A. Legal Description. Washington Hall is located on the property legally described as:

The east 2 feet of lot 5 and all of lots 6, 7, and 8 in block 1 of Lawler's Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, on page 214, 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 Washington Hall are designated:

1. The exterior of the building.
2. The following elements of the interior of the building:
   a. First floor: the entry hall and stairwell to the second floor, and the first floor lodge room.
   b. Second floor: the dancing hall and lobby, including the stage and dressing room which together are labeled as the "rostrum" on the original plans, and excluding the non-original seating.
   c. Third floor: the balcony of the dance hall, including the space east of the temporary east balcony wall, and including the original seating.
3. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue in Seattle.

C. Basis of Designation. The designation was made because Washington Hall has significant character, interest or value as a part of the development, heritage or cultural

COUNCIL CLERK

characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction (SMC 25.12.350.D).

Section 2. CONTROLS: The following controls are hereby imposed on the features and characteristics of Washington Hall 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 building.
   b. The following elements of the interior of the building:
      1. First floor: the entry hall and stairwell to the second floor, and the first floor lodge room.

COUNCIL CLERK

2. Second floor: the dancing hall and lobby, including the stage and dressing room which together are labeled as the "rostrum" on the original plans, and excluding the non-original seating.

3. Third floor: the balcony of the dance hall, including the space east of the temporary east balcony wall, and including the original seating.

c. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue 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 the north parking lot, including but not limited to new construction.

c. Installation, removal or alteration of floor coverings that do not damage the existing floor.

d. Installation, removal or alteration of temporary interior window coverings.

e. Removal or alterations of non-original seating on the second floor interior.

f. Installation, removal or alterations of non-original interior light fixtures.

g. Installation, removal or alteration of the following landscape elements: trees less than eight inches in diameter measured four and one-half feet above ground, shrubs, perennials and annuals.

B. <u>City Historic Preservation Officer (CHPO) Approval Process.</u>

COUNCIL CLERK

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 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 2.A.1 of this Ordinance, is available for the following:
   a. 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.

COUNCIL CLERK

b. Installation, removal or alterations of exterior light fixtures, including exterior security lighting.

c. Installation, removal or alterations of security system equipment.

d. Removal of hazardous trees more than eight inches in diameter measured four and one-half feet above ground.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of Washington Hall 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 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. Washington Hall 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

COUNCIL CLERK

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 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of July, 2010, and signed by me in open session in authentication of its passage this 12th day of July, 2010.

President _____ of the City Council

Approved by me this 16 day of July, 2010.

Michael McGinn, Mayor

Filed by me this 16th day of July, 2010.

City Clerk

(Seal)

COUNCIL CLERK

FISCAL NOTE FOR NON-CAPITAL PROJECTS

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

Legislation Title:
AN ORDINANCE relating to historic preservation, imposing controls upon Washington Hall, 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 Washington Hall as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds Washington Hall to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

- **Background:**
  Washington Hall was built in 1908 and is located in the Central District. 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 interior of the building, and to the building site. However, the controls do not apply to the following: alterations to non-original features of the interior, alterations to various landscape elements on the site, alterations to the north parking lot, and any in–kind maintenance or repairs of the designated features.

- *Please check one of the following:*

__x__ **This legislatio n 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 Washington Hall

COUNCIL CLERK

Elizabeth Chave/jom
DON Washington Hall Landmark Designation FISC Exhibit A
March 8, 2010
Version #1

Fiscal Note Exhibit A – Vicinity Map of Washington Hall

City of Seattle
Office of the Mayor

June 1, 2010

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 Washington Hall at 153 14th Avenue as a historic landmark, imposes controls, grants incentives and adds Washington Hall 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 interior of the building, and the site. The following are excluded from the controls: alterations to non-original features of the interior, alterations to various landscape elements, alterations to the north parking lot, 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,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
Office of the Mayor
600 Fourth Avenue, 7th Floor
PO Box 94749
Seattle, WA 98124-4749

Tel (206) 684-4000
Fax (206) 684-5360
TDD (206) 615-0476
mike.mcginn@seattle.gov

COUNCIL CLERK

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SEATTLE CITY C ORD
PAGE-001 OF 008
07/28/2010 09:41
KING COUNTY, WA
69.00

Return Address:
Seattle City Clerk's Office
600 4th Avenue Floor 3
P.O. Box 94728
Seattle, WA 98124-4728

FILED
CITY OF SEATTLE
2010 AUG 17 AM 9:47
CITY CLERK

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)
1. Ordinance 123346 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. City of Seattle, _____
2. _____, _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. Public, _____
2. _____, _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
The east 2 feet of lot 5 and all of lots 6, 7 and 8 in block 1 of Lawler's Addition to the City of Seattle
Additional legal is on page 2 of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned 4226900030

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

"I am signing below and paying an additional $50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____ Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

Elizabeth Chave/jom
DON Washington Hall Landmark Designation ORD
March 10, 2010
Version #3

ORDINANCE 123346

AN ORDINANCE relating to historic preservation, imposing controls upon Washington Hall, 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 November 19, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 153 14th Avenue in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 7, 2009, the Board voted to approve the designation of Washington Hall under SMC Chapter 25.12; and

WHEREAS, on November 18, 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 Washington Hall for the purposes of this ordinance, is located at 153 14th Avenue in Seattle is hereby acknowledged.

COUNCIL CLERK

A. Legal Description. Washington Hall is located on the property legally described as:

The east 2 feet of lot 5 and all of lots 6, 7, and 8 in block 1 of Lawler's Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, on page 214, 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 Washington Hall are designated:

1. The exterior of the building.
2. The following elements of the interior of the building:
   a. First floor: the entry hall and stairwell to the second floor, and the first floor lodge room.
   b. Second floor: the dancing hall and lobby, including the stage and dressing room which together are labeled as the "rostrum" on the original plans, and excluding the non-original seating.
   c. Third floor: the balcony of the dance hall, including the space east of the temporary east balcony wall, and including the original seating.
3. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue in Seattle.

C. Basis of Designation. The designation was made because Washington Hall has significant character, interest or value as a part of the development, heritage or cultural

COUNCIL CLERK

characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction (SMC 25.12.350.D).

Section 2. CONTROLS: The following controls are hereby imposed on the features and characteristics of Washington Hall 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 building.
   b. The following elements of the interior of the building:
      1. First floor: the entry hall and stairwell to the second floor, and the first floor lodge room.

COUNCIL CLERK

2. Second floor: the dancing hall and lobby, including the stage and dressing room which together are labeled as the "rostrum" on the original plans, and excluding the non-original seating.

3. Third floor: the balcony of the dance hall, including the space east of the temporary east balcony wall, and including the original seating.

c. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue 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 the north parking lot, including but not limited to new construction.

c. Installation, removal or alteration of floor coverings that do not damage the existing floor.

d. Installation, removal or alteration of temporary interior window coverings.

e. Removal or alterations of non-original seating on the second floor interior.

f. Installation, removal or alterations of non-original interior light fixtures.

g. Installation, removal or alteration of the following landscape elements: trees less than eight inches in diameter measured four and one-half feet above ground, shrubs, perennials and annuals.

B. <u>City Historic Preservation Officer (CHPO) Approval Process.</u>

COUNCIL CLERK

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 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 2.A.1 of this Ordinance, is available for the following:
   a. 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.

COUNCIL CLERK

b. Installation, removal or alterations of exterior light fixtures, including exterior security lighting.

c. Installation, removal or alterations of security system equipment.

d. Removal of hazardous trees more than eight inches in diameter measured four and one-half feet above ground.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of Washington Hall 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 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. Washington Hall 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

COUNCIL CLERK

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 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of July, 2010, and signed by me in open session in authentication of its passage this 12th day of July, 2010.

President _____ of the City Council

Approved by me this 16 day of July, 2010.

Michael McGinn, Mayor

Filed by me this 16th day of July, 2010.

City Clerk

State of Washington,
County of King

I, Janet Polata **certify that this is a true and correct copy of** Ordinance No. 123346 **, on file in the records of the City of** Seattle, **Office of the City Clerk**

(Seal)

Signed by:
Signature
Title: Information Specialist
Date: July 27, 2010

STATE OF WASHINGTON – KING COUNTY

--ss.

258153 No.
CITY OF SEATTLE,CLERKS OFFICE

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:123346 ORDINANCE

was published on

07/28/10

The amount of the fee charged for the foregoing publication is the sum of $ 341.25, which amount has been paid in full.

Subscribed and sworn to before me on

07/28/10

Notary public for the State of Washington,
residing in Seattle

JENNIFER A. PATZER
COMMISSION EXPIRES
NOTARY
PUBLIC
OCT. 24, 2011
STATE OF WASHINGTON

City of Seattle

ORDINANCE 123346

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

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WHEREAS, after a public meeting on January 7, 2009, the Board voted to approve the designation of Washington Hall under SMC Chapter 25.12; and

WHEREAS, on November 18, 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;

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c. Third floor: the balcony of the dance hall, including the space east of the temporary east balcony wall, and including the original seating.

3. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue in Seattle.

C. Basis of Designation. The designation was made because Washington Hall 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 SMC 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).

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

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a. The exterior of the building.

b. The following elements of the interior of the building:

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c. The parcel of property legally described above in Section 1.A, located at 153 14th Avenue 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 the north parking lot, including but not limited to new construction.

c. Installation, removal or alteration of floor coverings that do not damage the existing floor.

d. Installation, removal or alteration of temporary interior window coverings.

e. Removal or alterations of non-original seating on the second floor interior.

f. Installation, removal or alterations of non-original interior light fixtures.

g. Installation, removal or alteration of the following landscape elements: trees less than eight inches in diameter measured four and one-half feet above ground, 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 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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a. 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. Installation, removal or alterations of exterior light fixtures, including exterior security lighting.

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d. Removal of hazardous trees more than eight inches in diameter measured four and one-half feet above ground.

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

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Section 5. Washington Hall 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 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of July, 2010, and signed by me in open session in authentication of its passage this 12th day of July, 2010.

Richard Conlin

President of the City Council

Approved by me this 16th day of July, 2010.

Michael McGinn, Mayor

Filed by me this 16th day of July, 2010.

Publication ordered by the City Clerk

Date of publication in the Seattle Daily Journal of Commerce, July 28, 2010.

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