

Ordinance No. 123429

Council Bill No. 110989

AN ORDINANCE relating to historic preservation, imposing controls upon the Seward Park Inn, 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: <u>Oct. 11, 2010</u>	To: (committee): Built Environment
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>10.18.10</u>	Date Presented to Mayor: <u>10.19.10</u>
Date Signed by Mayor: <u>Oct. 22, 2010</u>	Date Returned to City Clerk: <u>Oct. 22, 2010</u>
Published by Title Only _____ Published in Full Text <input checked="" type="checkbox"/>	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: [Signature]

Committee Action:

Date	Recommendation	Vote
<u>10.12.10</u>	<u>PASS</u>	<u>2-0 SC, SB</u>

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

Full Council Action:

Date	Decision	Vote
<u>10.18.10</u>	<u>Passed</u>	<u>9-0</u>

Law Department

1 for the purposes of this ordinance, at 5900 Lake Washington Boulevard South in Seattle is hereby
2 acknowledged.

3 A. Legal Description.

4 1. The Seward Park Inn is located on the property legally described as:
5 Government Lot 3 in Section 14; Government lots 1,2 and 3 in Section 23; Tracts
6 23, 24, and 25 of B. W. John's and C. H. Hanford's 5 acre tracts. Together with
7 that portion of Government Lot 5 lying southerly of the south line of said Tract 23
8 in Section 23; Government Lots 1, 2, and 3 in Section 24; all in Township 24
9 North, Range 4 East, W.M. together with all abutting lake Washington Shorelands
10 and including all boulevards, streets, and alleys lying within the aforedescribed
11 lots, tracts and shorelands.
12

13 2. The portion of the property designated as a Landmark is described as follows:
14

15 That portion of Lot 23 B.W. John's and C.H Hanford's Five Acre Lots in Section
16 23, Township 24 North, Range 4 East, W.M. as recorded on page 72, Volume 2 of
17 Plats, records of King County, Washington, and that portion of Government Lot 5
18 Section 23, Township 24 North, Range 4 East, W.M. in King County,
19 Washington, described as follows;

20 Commencing at the centerline intersection of South Juneau Street and Seward
21 Park Avenue South as platted in Supplemental Plat of the Uplands Vol.31, p.34
22 King County records, said point lying S 88°39'39" E of and 123.45 feet distant
23 from the north west corner of Government Lot 5 (1/16th corner).

24 Thence S 88°39'39" E along the centerline of South Juneau Street, also being the
25 north line of Government Lot 5, a distance of 172.68 feet to the intersection with
26



1 the east line of said Supplemental Plat of the Uplands and the west line of
2 property under the jurisdiction of the City of Seattle Department of Parks &
3 Recreation.

4 Thence continuing S 88°39'39" E along the north line of Government Lot 5 a
5 distance of 408.60 feet to the intersection with a line parallel with and distant 30
6 feet west of the west line of a building known as "Seward Park Annex" and being
7 the True Point of Beginning.

8 Thence N 01°30'06" E parallel with said west line a distance of 20.40 feet to the
9 intersection with a line parallel with and distant 20 feet north of the north line of
10 "Seward Park Annex";

11 Thence S 88°29'54" E parallel with said north line a distance of 90.00 feet to the
12 intersection with a line parallel with and distant 20 feet east of the east line of
13 "Seward Park Annex";

14 Thence S 01°30'06" W parallel with said east line a distance of 76.00 feet to the
15 intersection with a line parallel with and distant 20 feet south of the south line of
16 "Seward Park Annex";

17 Thence N 88°29'54" W parallel with said south line a distance of 90.00 feet to the
18 intersection with a line parallel with and distant 30 feet west of the west line of
19 "Seward Park Annex";

20 Thence N 01°30'06" E parallel with said west line a distance of 55.60 feet to the
21 True Point of Beginning.

22 AREA: 6840 sq.ft.

23
24 For illustrative purposes, Attachment A to this ordinance is a map that depicts the
25 portion of the parcel to be designated as a landmark. In the case of any
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1 discrepancy between that map and the legal description above, the legal
2 description shall prevail.

3
4 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

5 25.12.660.A.2, the following specific features and/or characteristics of the Seward Park Inn are
6 designated:

- 7 1. The exterior of the building.
- 8 2. The interior of the former refreshment room on the first floor and the former
9 living and dining rooms on the second floor of the building.
- 10 3. The property legally described above in Section 1.A.2, located at 5900 Lake
11 Washington Boulevard South in Seattle.

12
13 C. Basis of Designation. The designation was made because the Seward Park Inn has
14 significant character, interest or value as a part of the development, heritage or cultural
15 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,
16 and because it satisfies the following from SMC 25.12.350:

- 17 1. It embodies the distinctive visible characteristics of an architectural style, period,
18 or of a method of construction (SMC 25.12.350.D).
- 19 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
20 an easily identifiable visual feature of its neighborhood or the City and contributes
21 to the distinctive quality or identity of such neighborhood or the City (SMC
22 25.12.350.F).



1 Section 2. CONTROLS: The following controls are hereby imposed on the features and
2 characteristics of the Seward Park Inn that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

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

- 9
- 10 a. The exterior of the building.
 - 11 b. The interior of the former refreshment room on the first floor and the former
 - 12 living room and dining rooms on the second floor of the building.
 - 13 c. The property legally described in Section 1.A.2, located at 5900 Lake
 - 14 Washington Boulevard South in Seattle.

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

- 16
- 17 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
 - 18 b. The removal or addition of trees under twelve inches in caliper, and shrubs,
 - 19 perennials and annuals.
 - 20 c. Exterior security lighting.
 - 21 d. Floor finishes or floor coverings.
 - 22 e. Removal of the ADA entry deck to the second floor.
 - 23 f. Play area, including containment, surfacing and play equipment.
 - 24
 - 25
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1 g. Walkways and pathways on the site.

2 h. Park furnishings and signage.

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

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

6 a. The owner shall submit to the CHPO a written request for the alterations,
7 including applicable drawings and/or specifications.

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

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

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

18 3. CHPO approval for changes or alterations to the designated features or
19 characteristics of the landmark described in Section 1.B of this ordinance, is
20 available for the following:
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- 1 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
2 escapes, pipes, and other similar wiring or mechanical elements necessary for
3 the normal operation of the building.
4 b. Minor alterations to the ADA access deck to the second floor.
5

6 Section 3. INCENTIVES: The following incentives are hereby granted on the features
7 and characteristics of the Seward Park Inn that were designated by the Board for preservation:
8

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

12 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
13 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
14 the applicable provisions thereof.

15 C. Special tax valuation for historic preservation may be available under Chapter
16 84.26 RCW upon application and compliance with the requirements of that statute.
17

18 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
19 SMC 25.12.910.
20

21 Section 5. The Seward Park Inn is hereby added to the Table of Historical landmarks
22 contained in SMC Chapter 25.32.

23 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
24 King County Director of Records and Elections, deliver two certified copies to the City Historic
25



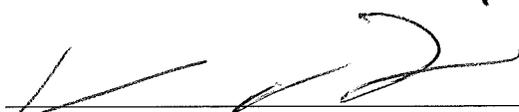
1 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
2 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
3 owner of the landmark.

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

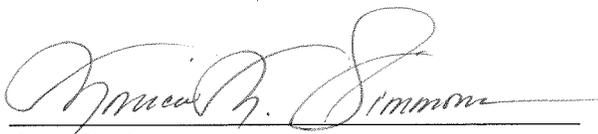
7 Passed by the City Council the 18th day of October, 2010, and
8 signed by me in open session in authentication of its passage this
9 18th day of October, 2010.

10
11
12 
13 _____
14 President _____ of the City Council

15 Approved by me this 22nd day of October, 2010.

16
17 
18 _____
19 Michael McGinn, Mayor

20 Filed by me this 22nd day of October, 2010.

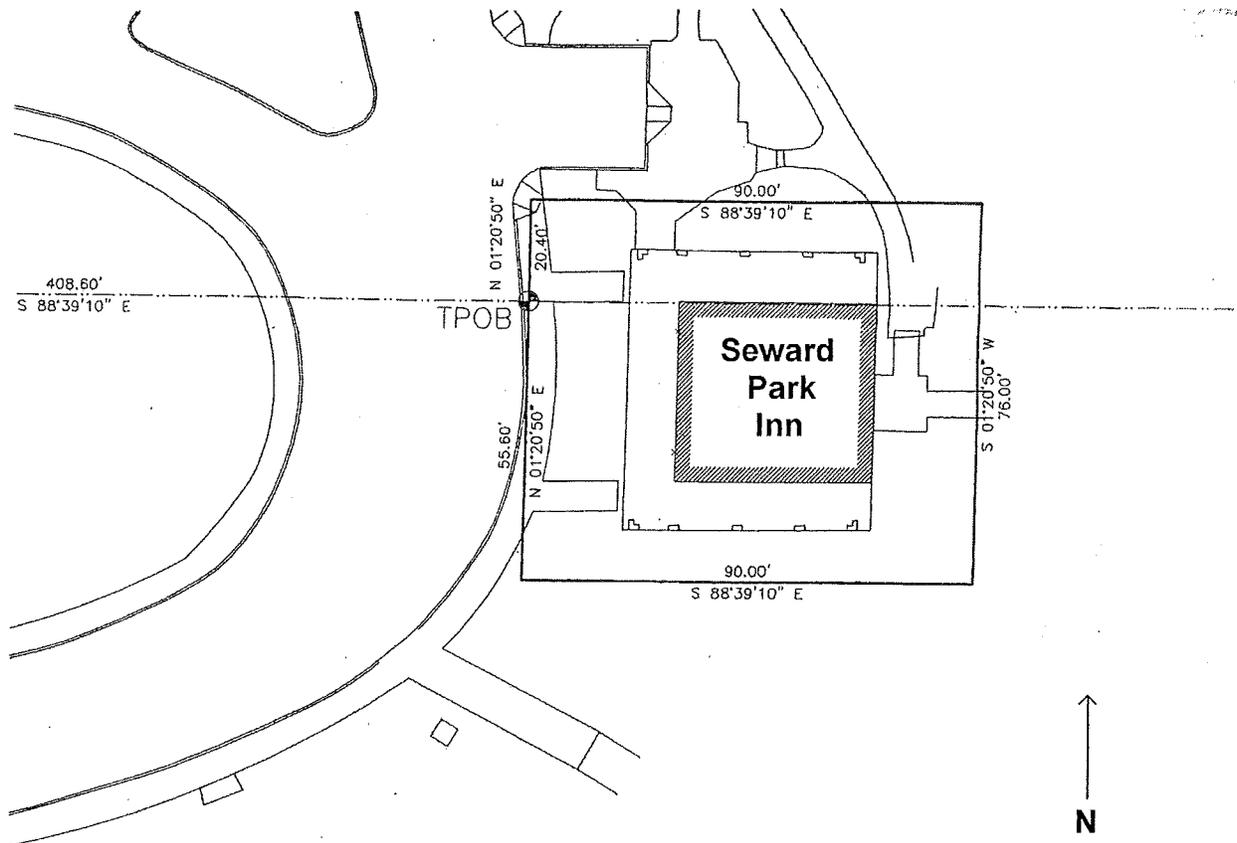
21
22 
23 _____
24 City Clerk

25 (Seal)

26 Attachment A-Site map of the Seward Park Inn



Elizabeth Chave/jom
DON Seward Park Inn Attachment A to the Ordinance
April 16, 2010
Version #1



FISCAL NOTE FOR NON-CAPITAL PROJECTS

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

Legislation Title:

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

Background:

The Seward Park Inn was built in 1927 and is located in Seward Park in the Seward Park neighborhood. A Controls and Incentives 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, the interior of the former refreshment room on the first floor, the former living and dining rooms on the second floor of the building, and a portion of the site, but do not apply to the following: alterations to non-original features of the interior, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

Please check one of the following:

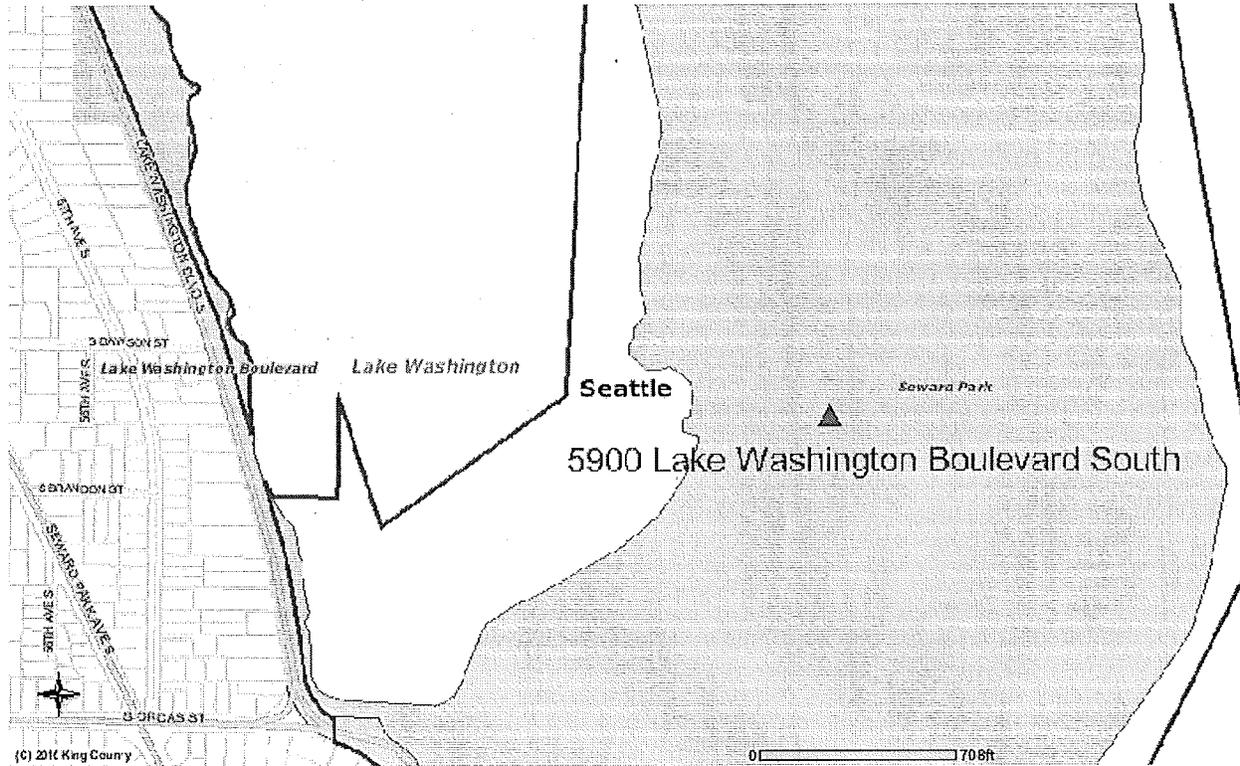
 x **This legislation does not have any financial implications.**

Attachments:

Exhibit A – Vicinity Map of the Seward Park Inn



Elizabeth Chave/jom
DON Seward Park Inn Landmark Designation Exhibit A to the Fiscal Note
May 10, 2010
Version #1





City of Seattle
Office of the Mayor

September 14, 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 the Seward Park Inn at 5900 Lake Washington Boulevard South as a historic landmark, imposes controls, grants incentives and adds the Seward Park Inn 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 controls in the agreement apply to the exterior of the building, the interior of the former refreshment room on the first floor, the former living and dining rooms on the second floor of the building, and a portion the site, but the controls do not apply to the following: alterations to non-original features of the interior, 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", written over a horizontal line.

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



20101102000833

SEATTLE CITY C ORD 69.00
PAGE-001 OF 008
11/02/2010 11:48
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

1. Ordinance 123429

Grantor(s)

1.City of Seattle

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

1.Public

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

Additional reference #'s on page 2-3 of document

Section 23 and Section 24, Township 24 North, Range 4 East, W.M..

Assessor's Property Tax Parcel/Account Number

2324049007

Assessor Tax # not yet assigned.

N/A

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

ORDINANCE 123428

AN ORDINANCE relating to historic preservation, imposing controls upon the Naval Reserve Armory, 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 February 4, 2009, voted to approve the nomination of the improvement known as the Naval Reserve Armory and a portion of the property on which the improvement is located at 860 Terry Avenue North in Seattle (the improvement and the portion of the property is referred to as the Naval Reserve Armory for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 18, 2009 the Board voted to approve the designation of the Naval Reserve Armory under SMC Chapter 25.12; and

WHEREAS, on December 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 known as the Naval Reserve Armory and a portion of the property located at 860 Terry Avenue North in Seattle, is hereby acknowledged.



1 A. Legal Description. The Naval Reserve Armory is located on the property legally
2 described as:

3 Lots 9-13, inclusive, Block 74, Lake Union Shore Lands, Situate in the City of Seattle,
4 County of King, State of Washington.

5 B. Specific Features and/or Characteristics Designated. Pursuant to SMC
6 25.12.660.A.2, the following specific features and/or characteristics of the Naval Reserve
7 Armory are designated:

- 8 1. The exterior of the building.
- 9 2. The following interior spaces: the west lobby with adjacent landing and stairwell,
10 the north lobby, the drill hall, the Ward Room (2nd floor) and the bridge (at the
11 fourth level on the north end).
- 12 3. The site, excluding lot 13 of the legally described site.

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

- 17 1. It is associated in a significant way with a significant aspect of the cultural,
18 political, or economic heritage of the community, City, state or nation (SMC
19 25.12.350.C).
- 20 2. It embodies the distinctive visible characteristics of an architectural style, period,
21 or of a method of construction (SMC 25.12.350.D).
- 22 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
23 is an easily identifiable visual feature of its neighborhood or the City and
24 contributes to the distinctive quality or identity of such neighborhood or the City
25 (SMC 25.12.350.F).



1 Section 2. CONTROLS: The following controls are hereby imposed on the features and
2 characteristics of the Naval Reserve Armory that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

- 4 1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a
5 Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or
6 the time for denying a Certificate of Approval must have expired, before the
7 owner may make alterations or significant changes to the following specific
8 features or characteristics:
- 9 a. The exterior of the building.
 - 10 b. The following interior spaces: the west lobby with adjacent landing and
11 stairwell, the north lobby, the drill hall, the Ward Room (2nd floor) and the
12 bridge (at the fourth level on the north end).
 - 13 c. The site, excluding lot 13 of the legally described site.
- 14 2. No Certificate of Approval or approval by the City Historic Preservation Officer
15 (CHPO) is required for the following:
- 16 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
 - 17 b. Installation of signage required by code.
 - 18 c. Temporary exterior furnishings, including chairs, tables, benches, and trash
19 receptacles not attached to designated features.
 - 20 d. The removal and/or addition of the following landscape elements: trees less
21 than eight inches (8 inches) in diameter measured four and one-half feet (4 ½
22 feet) above ground, shrubs, perennials and annuals.
 - 23 e. Installation of temporary interior window coverings.
 - 24 f. Installation of exterior security lighting, video cameras, and security systems
25 equipment.
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1 g. Installation of temporary installations for exhibitions, programs, or events
2 (i.e., display cases, trade fixtures, casework, screens/temporary partitions and
3 artifacts), that are not permanently affixed and do not adversely affect
4 designated features. However, if attachment to a designated feature is
5 required, no review is necessary if the following guidelines are used for the
6 attachment:

- 7 1. The attachment is the minimum required to ensure seismic stability;
8 2. The attachment will be made in a manner such that, when removed in the
9 future, the integrity of the designated feature will be unimpaired.

10 Temporary installations required to be attached to the Drill Hall floor shall
11 minimally impact the floor and shall be repaired by replacing individual
12 blocks of the end-grain fir flooring of the same size and grain, and finished
13 in a manner compatible with the surrounding area.

14 h. Installation of furniture, fixtures or equipment (i.e. ticketing desk, audio/visual
15 cabinets, retail fixtures, shelving etc.) except that such installations shall be
16 subject to the same attachment criteria set forth in Section 2.A.2.g.

17 i. Alterations to non-original light fixtures associated with installations under
18 Section 2.A.2.g.

19 j. Installation of temporary banners or signs for exhibitions, programs, or events
20 in locations previously approved by the Board and utilizing the approved
21 method of attachment.

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

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

25 a. The owner shall submit to the CHPO a written request for the alterations,
26 including applicable drawings and/or specifications.

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

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

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

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

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

18 b. The replacement of deteriorated wood pier pilings and deteriorated decking
19 with other materials as necessary to meet requirements of applicable
20 environmental regulations.

21 c. Signage other than signage excluded in Section 2.A.2.

22 Section 3. INCENTIVES. The following incentives are hereby granted on the features
23 and characteristics of the Naval Reserve Armory that were designated by the Board for
24 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 of the requirements of the Seattle Building Code, SMC
5 chapter 22.100, and the Energy Code of the City, SMC chapter 22.700, may be authorized
6 pursuant to 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.

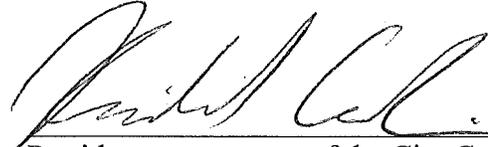
11 Section 5. The Naval Reserve Armory is hereby added to the Table of Historical
12 Landmarks contained in SMC Chapter 25.32.

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

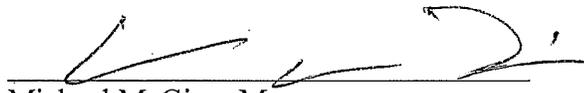


1 Section 7. This ordinance shall take effect and be in force 30 days from and after its
2 approval by the Mayor, but if not approved and returned by the Mayor within ten days after
3 presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 18^r day of October, 2010, and
5 signed by me in open session in authentication of its passage this
6 18^r day of October, 2010.

7
8 
9 _____
10 President _____ of the City Council

11 Approved by me this 22nd day of October, 2010

12
13 
14 _____
15 Michael McGinn, Mayor

16 Filed by me this 22nd day of October, 2010.

17
18 
19 _____
20 City Clerk

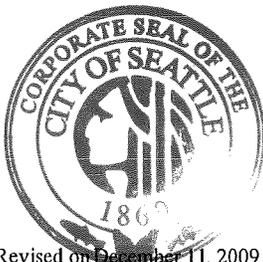
21 (Seal)

22 State of Washington,
23 County of King

24 I, Tarset Polata, certify that this is a true and correct

25 copy of Ordinance No. 123428, on file in the records

26 the City of Seattle, Office of the City Clerk



Signed by: 
Signature _____
Title: Information Specialist
Date: November 6, 2010

STATE OF WASHINGTON – KING COUNTY

--SS.

262603
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.

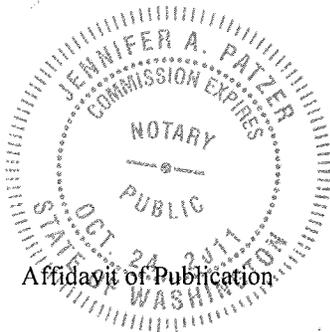
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123429 ORDINANCE

was published on

11/04/10

The amount of the fee charged for the foregoing publication is the sum of \$3,535.00, which amount has been paid in full.



[Signature]

Subscribed and sworn to before me on
11/04/10
[Signature]

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

ORDINANCE 128429



ORDINANCE relating to historic preservation, imposing controls upon the Seward Park Inn, 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 April 2, 2003, voted to approve the nomination of the Seward Park Inn, both the improvement (the building) and a portion of the parcel of property on which the improvement is located at 5900 Lake Washington Boulevard South in Seattle, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 7, 2003, the Board voted to approve the designation of the Seward Park Inn under SMC Chapter 25.12; and

WHEREAS, on April 21, 2004, 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 a portion of the property on which the improvement is located, collectively referred to as the Seward Park Inn for the purposes of this ordinance, at 5900 Lake Washington Boulevard South in Seattle is hereby acknowledged.

A. Legal Description.

1. The Seward Park Inn is located on the property legally described as:

Government Lot 3 in Section 14; Government lots 1,2 and 3 in Section 23; Tracts 23, 24, and 25 of B. W. John's and C. H. Hanford's 5 acre tracts. Together with that portion of Government Lot 5 lying southerly of the south line of said Tract 23 in Section 23; Government Lots 1, 2, and 3 in Section 24; all in Township 24 North, Range 4 East, W.M. together with all abutting lake Washington Shorelands and including all boulevards, streets, and alleys lying within the aforescribed lots, tracts and shorelands.

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2. The portion of the property designated as a Landmark is described as follows:

That portion of Lot 23 B.W. John's and C.H Hanford's Five Acre Lots in Section 23, Township 24 North, Range 4 East, W.M. as recorded on page 72, Volume 2 of Plats, records of King County, Washington, and that portion of Government Lot 5 Section 23, Township 24 North, Range 4 East, W.M. in King County, Washington, described as follows;

Commencing at the centerline intersection of South Juneau Street and Seward Park Avenue South as platted in Supplemental Plat of the Uplands Vol.31, p.34 King County records, said point lying S 88°39'39" E of and 123.45 feet distant from the north west corner of Government Lot 5 (1/16th corner).

Thence S 88°39'39" E along the centerline of South Juneau Street, also being the north line of Government Lot 5, a distance of 172.68 feet to the intersection with the east line of said Supplemental Plat of the Uplands and the west line of property under the jurisdiction of the City of Seattle Department of Parks & Recreation.

Thence continuing S 88°39'39" E along the north line of Government Lot 5 a distance of 408.60 feet to the intersection with a line parallel with and distant 30 feet west of the west line of a building known as "Seward Park Annex" and being the True Point of Beginning.

Thence N 01°30'06" E parallel with said west line a distance of 20.40 feet to the intersection with a line parallel with and distant 20 feet north of the north line of "Seward Park Annex";

Thence S 88°29'54" E parallel with said north line a distance of 90.00 feet to the intersection with a line parallel with and distant 20 feet east of the east line of "Seward Park Annex";

Thence S 01°30'06" W parallel with said east line a distance of 76.00 feet to the intersection with a line parallel with and distant 20 feet south of the south line of "Seward Park Annex";

Thence N 88°29'54" W parallel with said south line a distance of 90.00 feet to the intersection with a line parallel with and distant 30 feet west of the west line of "Seward Park Annex";

Thence N 01°30'06" E parallel with said west line a distance of 55.60 feet to the True Point of Beginning.

AREA: 6840 sq.ft.

For illustrative purposes, Attachment A to this ordinance is a map that depicts the portion of the parcel to be designated as a landmark. In the case of any discrepancy between that map and the legal description above, the legal description shall prevail.

B. Specific Features and/or Characteristics Designated. Pursuant to SMC

25.12.660.A.2, the following specific features and/or characteristics of the Seward Park Inn are designated:

1. The exterior of the building.
2. The interior of the former refreshment room on the first floor and the former living and dining rooms on the second floor of the building.
3. The property legally described above in Section 1.A.2, located at 5900 Lake Washington Boulevard South in Seattle.

C. Basis of Designation. The designation was made because the Seward Park Inn 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 embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction (SMC 25.12.350.D).
2. 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 Seward Park Inn 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 interior of the former refreshment room on the first floor and the former living room and dining rooms on the second floor of the building.
- c. The property legally described in Section 1.A.2, located at 5900 Lake Washington Boulevard South 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. The removal or addition of trees under twelve inches in caliper, and shrubs, perennials and annuals.
- c. Exterior security lighting.
- d. Floor finishes or floor coverings.
- e. Removal of the ADA entry deck to the second floor.
- f. Play area, including containment, surfacing and play equipment.

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g. Walkways and pathways on the site.

h. Park furnishings and signage.

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.
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. 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. Minor alterations to the ADA access deck to the second floor.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of the Seward Park Inn 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. The Seward Park Inn 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 Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 18th day of October, 2010, and signed by me in open session in authentication of its passage this 18th day of October, 2010.

RICHARD CONLIN,

President of the City Council.

Approved by me this 22nd day of October, 2010.

MICHAEL MCGINN,

Mayor.

Filed by me this 22nd day of October, 2010.

(Seal) /s/

City Clerk.

Attachment A-Site map of the Seward Park Inn.

Date of publication in the Seattle Daily Journal of Commerce, November 4, 2010