Ordinance No. 124243

Council Bill No. 117822

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

Related Legislation File:

Date Introduced and Referred: 7-8-13	To: (committee): Economic Resiliency and Regional Relations
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 8/5/13	Date Presented to Mayor: 8/6/13
Date Signed by Mayor: 08-13-13	Date Returned to City Clerk: 08-13-2013
Published by Title Only X 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: [signature]

Committee Action:

Date	Recommendation	Vote
7-30-13	PASS	JGSC 2-0

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

Full Council Action:

Date	Decision	Vote
August 5, 2013	Passed	8-0 (excussed: Burgess

Law Department

Erin Doherty/jom
DON Rohrer House Landmark Designation ORD
April 29, 2013
Version #3

CITY OF SEATTLE

ORDINANCE 124243

COUNCIL BILL 117822

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

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 17, 2010, voted to approve the nomination of the improvement located at 122 37th Avenue East and a portion of the site on which the improvement is located (which collectively are referred to as the "Rohrer House" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 5, 2011, the Board voted to approve the designation of the Rohrer House under SMC Chapter 25.12; and

WHEREAS, on September 5, 2012, 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 (Board) of the improvement located at 122 37th Avenue East and a portion of the site on which the improvement is located (which collectively are referred to as the "Rohrer House" for the purposes of this ordinance), is hereby acknowledged.

PAS CITY CLERK

A. Legal Description. The Rohrer House is located on the property legally described as:

Lot 5 in Block 11, Wadell's Madrona Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 11 of plats, Page 2, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Rohrer House are designated:

1. The exterior of the improvement known as the Rohrer House.
2. The interior of the living and dining rooms in the improvement known as the Rohrer House.
3. The site consisting of the property described in subsection 1.A on which the improvement known as the Rohrer House is located, excluding the utility garden area of the site and the north walkway, both of which are identified with cross-hatching in Attachment A (collectively, the "Utility Garden Area").

C. Basis of Designation. The designation was made because the Rohrer House is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, has integrity or the ability to convey its significance, and satisfies the following from SMC 25.12.350:

1. It is associated in a significant way with the life of a person important in the history of the City, State or Nation (SMC 25.12.350.B).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

DIS CITY CLERK

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

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

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 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 known as the Rohrer House.

   b. The interior of the living and dining rooms in the improvement known as the Rohrer House.

   c. The site consisting of the property described in subsection 1.A on which the improvement known as the Rohrer House is located, excluding the "Utility Garden Area".

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. Any modifications to the building or site in accordance with the original architect's plans.

   c. Any alterations or changes to the "Utility Garden Area", including but not limited to removal, alteration or replacement of the garden shed.

2013 CITY CLERK

d. Any modifications to the interior of the building, excluding the living and dining rooms.

e. Replacement of the exterior kitchen door in order to address safety issues.

f. Installation, removal, or alteration of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; annuals; and any landscape elements, regardless of diameter or height, deemed hazardous or dead by the City Historic Preservation Officer following the procedure provided in subsections 2.B.1 and 2.B.2 of this ordinance.

g. Installation, removal, or alteration of the following temporary site furnishings: benches; movable planter boxes; and movable water features.

h. Installation, removal, or alteration of fences on the south, north, or east property lines.

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

j. Removal or alteration of non-original light fixtures in the living and dining rooms.

k. Installation, removal, or alterations of exterior door hardware if broken beyond repair or for safety concerns.

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

CITY CLERK

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 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 or significant changes, including applicable drawings or specifications.
   b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.
   c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.
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 timely transmit a written decision constitutes approval of the request.
3. CHPO approval of alterations or significant changes to the features or characteristics listed in subsection 2.A.1 of this ordinance is available for the following:
   a. Any maintenance, repair, or alteration necessary to insure building code compliance and safety, including but not limited to the addition or elimination of grilles, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

CITY CLERK

b. Any alterations to the exterior of the master bedroom addition (not original to the house; shown as "ADDITION" in Attachment A), to include replacement and/or modification of openings.

c. Installation, removal, or alteration of exterior light fixtures, including exterior security lighting, video cameras, and security system equipment.

Section 3. INCENTIVES. The following incentives are hereby granted on the features or characteristics of the Rohrer House 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 permit issued pursuant to SMC Title 23.

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

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

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated Landmark structure, may be permitted pursuant to SMC Title 23.

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

Section 5. The Rohrer House is hereby added alphabetically to Section I, Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

2013 CITY CLERK

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

CITY CLERK

Passed by the City Council the 5th day of August, 2013, and signed by me in open session in authentication of its passage this 5th day of August, 2013.

President _____ of the City Council

Approved by me this 13th day of August, 2013.

Michael McGinn, Mayor

Filed by me this 13th day of August, 2013.

Monica Martinez Simmons, City Clerk

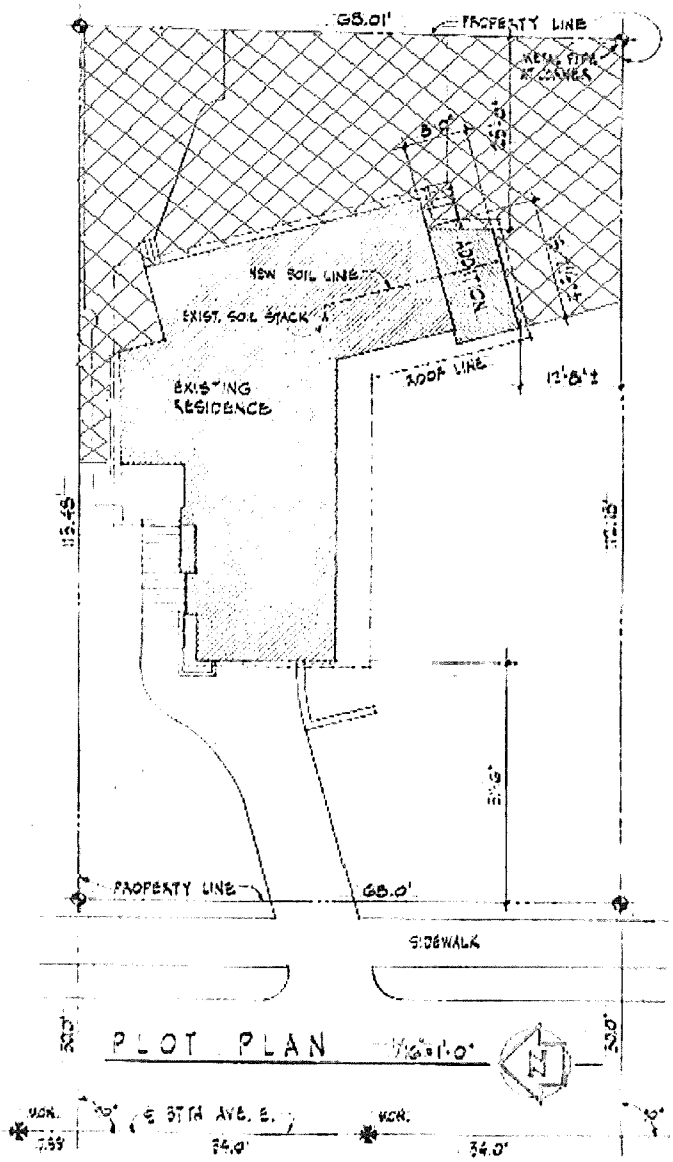
(Seal)

Attachment A: Rohrer House Site Plan

CITY CLERK

Erin Doherty/jom
DON Rohrer House Landmark Designation ATT A
May 8, 2013
Version #1

"Utility Garden Area" indicated by red cross hatching



John Rohrer, architect; John and Ruth Rohrer house, Seattle;
site plan with 1969 master bathroom addition; from working drawings by John Rohrer, 1969.

CITY CLERK

Form revised: December 12, 2012

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Erin Doherty/206-684-0380	Forrest Longman/206-684-0331

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

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

Background:
The Rohrer House was built in 1949 and is located in the Denny-Blaine 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 a portion of the site, the exterior of the building, and interior of the living and dining rooms, but do not apply to any in–kind maintenance or repairs of the designated features.

__X__ This legislation does not have any financial implications.

Other Implications:

a) **Does the legislation have indirect financial implications, or long-term implications?**
No.

b) **What is the financial cost of not implementing the legislation?**
None.

c) **Does this legislation affect any departments besides the originating department?**
No.

d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.

2013 CITY CLERK

e) Is a public hearing required for this legislation?
No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.

g) Does this legislation affect a piece of property?
Yes.

h) Other Issues:

List attachments to the fiscal note below:
Exhibit A – Vicinity Map of the Rohrer House

CITY CLERK

Erin Doherty/jom
DON Rohrer House Landmark Designation Exhibit A
April 26, 2013
Version #1

Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

2013 CITY CLERK

City of Seattle
Office of the Mayor

June 18, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Rohrer House as a historic landmark, imposes controls, grants incentives and adds the Rohrer House 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 a portion of the site, the exterior of the building, and the interior of the living and dining rooms, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, 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

LWS CITY CLERK

STATE OF WASHINGTON -- KING COUNTY

--ss.

301947 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:124242-248,124258

was published on

08/29/13

The amount of the fee charged for the foregoing publication is the sum of $148.50 which amount has been paid in full.

Subscribed and sworn to before me on

08/29/2013

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State ng County

City of Seattle

The full text of the following legislation, passed by the City Council on August 5, 2013, and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124242

AN ORDINANCE related to land use and zoning, approving and authorizing execution of a development agreement with the Central Puget Sound Regional Transit Authority ("Sound Transit") for real properties owned by Sound Transit within the Capitol Hill Station Area Overlay District; approving and adopting revised Capitol Hill Neighborhood Design Guidelines; and amending section 23.41.010 of the Seattle Municipal Code.

ORDINANCE NO. 124243

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

ORDINANCE NO. 124244

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

ORDINANCE NO. 124245

AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann School, 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.

ORDINANCE NO. 124246

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

ORDINANCE NO. 124247

AN ORDINANCE relating to McCurdy Park; accepting an offer from the Washington State Department of Transportation to acquire certain real property in connection with the SR 520 Project; authorizing the Superintendent of Parks and Recreation to execute a purchase and sale agreement and deed for such real property and to take other related actions; increasing appropriations in connection therewith; authorizing the Superintendent to execute an amended and restated agreement with the Museum of History and Industry for the distribution of the proceeds from the conveyance such real property; superseding Ordinance 118477, which adopted Initiative 42, for purposes of this ordinance; and ratifying and confirming prior acts; all by a three-fourths vote of the City Council.

ORDINANCE NO. 124248

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 124258

An ORDINANCE approving an amendment of the Property Use and Development Agreement approved by Ordinance 123774 for property located at 500 Fairview Avenue North.

Date of publication in the Seattle Daily Journal of Commerce, August 29, 2013.

8/29(301947)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728

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SEATTLE CITY C ORD 40.00
PAGE-001 OF 009
08/30/2013 09:52
KING COUNTY, WA

FILED
CITY OF SEATTLE
14 FEB -3 PM 2:04
CITY CLERK

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)

Ordinance 124243

Grantor(s)

City of Seattle

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

Public

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Additional legal on page ___ of document

Lot 5 in Block 11, Wadell's Madrona Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 11 of plats, Page 2, in King County, Washington.

Assessor's Property Tax Parcel/Account Number

9103000720

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

g:\Forms\Recorder Cover.doc

Erin Doherty/jom
DON Rohrer House Landmark Designation ORD
April 29, 2013
Version #3

CITY OF SEATTLE

ORDINANCE 124243

COUNCIL BILL 117822

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

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 17, 2010, voted to approve the nomination of the improvement located at 122 37th Avenue East and a portion of the site on which the improvement is located (which collectively are referred to as the "Rohrer House" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 5, 2011, the Board voted to approve the designation of the Rohrer House under SMC Chapter 25.12; and

WHEREAS, on September 5, 2012, 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 (Board) of the improvement located at 122 37th Avenue East and a portion of the site on which the improvement is located (which collectively are referred to as the "Rohrer House" for the purposes of this ordinance), is hereby acknowledged.

CITY CLERK

A. Legal Description. The Rohrer House is located on the property legally described as:

Lot 5 in Block 11, Wadell's Madrona Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 11 of plats, Page 2, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Rohrer House are designated:

1. The exterior of the improvement known as the Rohrer House.
2. The interior of the living and dining rooms in the improvement known as the Rohrer House.
3. The site consisting of the property described in subsection 1.A on which the improvement known as the Rohrer House is located, excluding the utility garden area of the site and the north walkway, both of which are identified with cross-hatching in Attachment A (collectively, the "Utility Garden Area").

C. Basis of Designation. The designation was made because the Rohrer House is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, has integrity or the ability to convey its significance, and satisfies the following from SMC 25.12.350:

1. It is associated in a significant way with the life of a person important in the history of the City, State or Nation (SMC 25.12.350.B).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

LPS CITY CLERK

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

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

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 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 known as the Rohrer House.

   b. The interior of the living and dining rooms in the improvement known as the Rohrer House.

   c. The site consisting of the property described in subsection 1.A on which the improvement known as the Rohrer House is located, excluding the "Utility Garden Area".

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. Any modifications to the building or site in accordance with the original architect's plans.

   c. Any alterations or changes to the "Utility Garden Area", including but not limited to removal, alteration or replacement of the garden shed.

CITY CLERK

d. Any modifications to the interior of the building, excluding the living and dining rooms.

e. Replacement of the exterior kitchen door in order to address safety issues.

f. Installation, removal, or alteration of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; annuals; and any landscape elements, regardless of diameter or height, deemed hazardous or dead by the City Historic Preservation Officer following the procedure provided in subsections 2.B.1 and 2.B.2 of this ordinance.

g. Installation, removal, or alteration of the following temporary site furnishings: benches; movable planter boxes; and movable water features.

h. Installation, removal, or alteration of fences on the south, north, or east property lines.

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

j. Removal or alteration of non-original light fixtures in the living and dining rooms.

k. Installation, removal, or alterations of exterior door hardware if broken beyond repair or for safety concerns.

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

CITY CLERK

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 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 or significant changes, including applicable drawings or specifications.
   b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.
   c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.
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 timely transmit a written decision constitutes approval of the request.
3. CHPO approval of alterations or significant changes to the features or characteristics listed in subsection 2.A.1 of this ordinance is available for the following:
   a. Any maintenance, repair, or alteration necessary to insure building code compliance and safety, including but not limited to the addition or elimination of grilles, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

CITY CLERK

b. Any alterations to the exterior of the master bedroom addition (not original to the house; shown as "ADDITION" in Attachment A), to include replacement and/or modification of openings.

c. Installation, removal, or alteration of exterior light fixtures, including exterior security lighting, video cameras, and security system equipment.

Section 3. INCENTIVES. The following incentives are hereby granted on the features or characteristics of the Rohrer House 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 permit issued pursuant to SMC Title 23.

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

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

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated Landmark structure, may be permitted pursuant to SMC Title 23.

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

Section 5. The Rohrer House is hereby added alphabetically to Section I, Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

2013 CITY CLERK

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

CITY CLERK

Erin Doherty/jom
DON Rohrer House Landmark Designation ORD
April 29, 2013
Version #3

Passed by the City Council the 5th day of August, 2013, and signed by me in open session in authentication of its passage this 5th day of August, 2013.

President _____ of the City Council

Approved by me this 13th day of August, 2013.

Michael McGinn, Mayor

Filed by me this 13th day of August, 2013.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment A: Rohrer House Site Plan

State of Washington,
County of King

I, Janet Polata certify that this is a true and correct copy of Ordinance No. 124243, on file in the records of the City of Seattle, Office of the City Clerk

CORPORATE SEAL OF THE CITY OF SEATTLE 1869

Signed by:
Signature
Title: Information Specialist
Date: August 29, 2013

DWS CITY CLERK