

Ordinance No. 124245

Council Bill No. 117824  
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.

# The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Springer

## Committee Action:

Date	Recommendation	Vote
7-30-13	PASS	5 YES 2-0

Related Legislation File: Clerk File 313127

Date Introduced and Referred: <u>7-8-13</u>	To: (committee): <u>Economic Resiliency and Regional Relations</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>8/5/13</u>	Date Presented to Mayor: <u>8/6/13</u>
Date Signed by Mayor: <u>08-13-13</u>	Date Returned to City Clerk: <u>08-13-13</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

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

## Full Council Action:

Date	Decision	Vote
Aug. 5, 2013	Passed	8-0 (excused: Burgess)

Law Department

CITY OF SEATTLE

ORDINANCE 124245

COUNCIL BILL 117824

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann  
5 School, a landmark designated by the Landmarks Preservation Board under Chapter  
6 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks  
7 contained in Chapter 25.32 of the Seattle Municipal Code.

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

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on August 1,  
13 2012, voted to approve the nomination of the improvement located at 2410 East Cherry  
14 Street and the site on which the improvement is located (which collectively are referred  
15 to as the "Horace Mann School" for the purposes of this ordinance), for designation as a  
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on September 19, 2012, the Board voted to approve the  
18 designation of the Horace Mann School under SMC Chapter 25.12; and

19 WHEREAS, on February 20, 2013, the Board and the owner of the designated landmark agreed  
20 to controls and incentives; and

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

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

24 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the  
25 Landmarks Preservation Board (Board) of the improvement located at 2410 East Cherry Street  
26 and the site on which the improvement is located (which collectively are referred to as the  
27 "Horace Mann School" for the purposes of this ordinance), is hereby acknowledged.  
28



1 A. Legal Description. The Horace Mann School is located on the property legally  
2 described as:

3 Block 6 of Barclay Addition to the City of Seattle, as per plat recorded in Volume  
4 24 of Plats, page 63, records of King County; situated in the City of Seattle,  
5 County of King, State of Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,  
7 the following specific features or characteristics of the Horace Mann School are designated:  
8

- 9 1. The exterior of the improvement known as the Horace Mann School.
- 10 2. The following features or characteristics within the interior of the improvement  
11 known as the Horace Mann School: the first and second floor corridors, including  
12 but not limited to all original fir flooring, running/standing trim, and classroom  
13 doors; the stair systems; and the classrooms.
- 14 3. The site consisting of the property described in subsection 1.A on which the  
15 improvement known as the Horace Mann School is located, excluding portable  
16 classroom buildings and the greenhouse.

17 C. Basis of Designation. The designation was made because the Horace Mann  
18 School is more than 25 years old, has significant character, interest or value as a part of the  
19 development, heritage or cultural characteristics of the City, state or nation, has integrity or the  
20 ability to convey its significance, and satisfies the following from SMC 25.12.350:  
21

- 22 1. It is associated in a significant way with a significant aspect of the cultural,  
23 political, or economic heritage of the community, City, state, or nation (SMC  
24 25.12.350.C).  
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- 1 2. It embodies the distinctive visible characteristics of an architectural style, or  
2 period, or of a method of construction (SMC 25.12.350.D).
- 3 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 4 4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
5 is an easily identifiable visual feature of its neighborhood or the City and  
6 contributes to the distinctive quality or identity of such neighborhood or the City  
7 (SMC 25.12.350.F).
- 8

9 Section 2. CONTROLS: The following controls are hereby imposed on the features or  
10 characteristics of the Horace Mann School that were designated by the Board for preservation:

11 A. Certificate of Approval Process.

- 12 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the  
13 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC  
14 Chapter 25.12, or the time for denying a Certificate of Approval must have  
15 expired, before the owner may make alterations or significant changes to the  
16 following specific features or characteristics:
  - 17 a. The exterior of the improvement known as the Horace Mann School.
  - 18 b. The following features or characteristics within the interior of the  
19 improvement known as the Horace Mann School: the first and second floor  
20 corridors, including but not limited to all original fir flooring,  
21 running/standing trim, and classroom doors; the stair systems; and the  
22 classrooms.  
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1 c. The site consisting of the property described in subsection 1.A on which the  
2 improvement known as the Horace Mann School is located, excluding  
3 portable classroom buildings and the greenhouse.

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

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

6 b. Installation, removal, or alteration of the following landscape elements: trees  
7 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;  
8 perennials; and annuals.

9 c. Removal of existing chain-link fencing.

10 d. Restriping of existing parking areas.

11 e. Installation, removal, or alteration of the following temporary site furnishings:  
12 benches and movable planters.

13 f. Installation, removal, or alteration (including repair) of underground irrigation  
14 and underground utilities, provided that the site is restored in-kind.

15 g. Installation, removal, or alteration of temporary interior window coverings.

16 B. City Historic Preservation Officer Approval Process.

17 1. The City Historic Preservation Officer (CHPO) may review and approve  
18 alterations or significant changes to the features or characteristics listed in  
19 subsection 2.B.3 of this ordinance according to the following procedure:

20 a. The owner shall submit to the CHPO a written request for the alterations or  
21 significant changes, including applicable drawings or specifications.

22 b. If the CHPO, upon examination of submitted plans and specifications,  
23 determines that the alterations or significant changes are consistent with the  
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1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or  
2 significant changes without further action by the Board.

3 c. If the CHPO does not approve the alterations or significant changes, the  
4 owner may submit revised materials to the CHPO, or apply to the Board for a  
5 Certificate of Approval under SMC Chapter 25.12.

6 2. The CHPO shall transmit a written decision on the owner's request to the owner  
7 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a  
8 written decision constitutes approval of the request.

9 3. CHPO approval of alterations or significant changes to the features or  
10 characteristics listed in subsection 2.A.1 of this ordinance is available for the  
11 following:

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

16 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet  
17 above ground.

18 c. Installation, removal, or alterations of exterior light fixtures, exterior security  
19 lighting, and security system equipment.

20 d. Installation, removal, or alterations of non-original light fixtures in the  
21 corridors and classrooms.

22 e. Installation, removal, or alterations of data systems and audio-visual  
23 equipment.



1 f. Installation, removal, or alterations of non-illuminated exterior signage where  
2 no single sign is 6 square feet or greater in area.

3 Section 3. INCENTIVES: The following incentives are hereby granted on the features or  
4 characteristics of the Horace Mann School that were designated by the Board for preservation:

5 A. Uses not otherwise permitted in a zone may be authorized in a designated  
6 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

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

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

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

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

17 Section 5. The Horace Mann School is hereby added alphabetically to Section IV,  
18 Schools, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

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



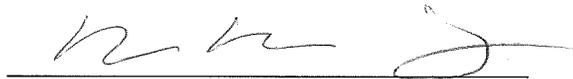
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4  
5 Passed by the City Council the 5<sup>th</sup> day of August, 2013, and  
6 signed by me in open session in authentication of its passage this  
7 5<sup>th</sup> day of August, 2013.

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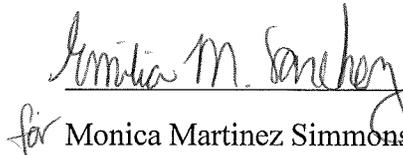
10 President \_\_\_\_\_ of the City Council

11  
12 Approved by me this 13<sup>th</sup> day of August, 2013.

13  
14 

15 Michael McGinn, Mayor

16  
17 Filed by me this 13<sup>th</sup> day of August, 2013.

18  
19   
20 for Monica Martinez Simmons, City Clerk

21 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
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 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.

**Summary of the Legislation:**

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

**Background:**

The Horace Mann School was built in 1902 and is located in the Central District 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 site, the exterior of the building, and portions of the interior, 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.



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 Horace Mann School



Erin Doherty/jom  
DON Horace Mann School 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.





City of Seattle  
Office of the Mayor

June 18, 2013

Honorable Sally J. Clark  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Horace Mann School as a historic landmark, imposes controls, grants incentives and adds the Horace Mann School 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 site, the exterior of the building, and portions of the interior, 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



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STATE OF WASHINGTON -- KING COUNTY

--ss.

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

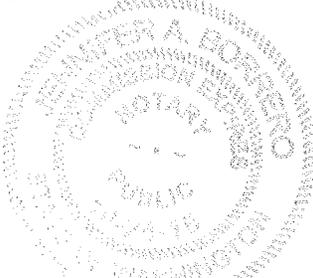
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: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.



Affidavit of Publication

*James Colby*  
Subscribed and sworn to before me on  
08/29/2013 *[Signature]*

Notary public for the State of Washington,  
residing in Seattle

## City of Seattle

State

King County

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 600 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



**20130830000539**

SEATTLE CITY C ORD 39.00  
PAGE-001 OF 008  
08/30/2013 09:52  
KING COUNTY, WA

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

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 124245

**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 6 of Barclay Addition to the City of Seattle, as per plat recorded in Volume 24 of plats, page 63, records of King County.

**Assessor's Property Tax Parcel/Account Number**

# 0519000290

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

CITY OF SEATTLE  
ORDINANCE 124245  
COUNCIL BILL 117827

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann  
5 School, a landmark designated by the Landmarks Preservation Board under Chapter  
6 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks  
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8 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),  
9 establishes a procedure for the designation and preservation of sites, improvements, and  
10 objects having historical, cultural, architectural, engineering, or geographic significance;  
11 and

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on August 1,  
13 2012, voted to approve the nomination of the improvement located at 2410 East Cherry  
14 Street and the site on which the improvement is located (which collectively are referred  
15 to as the "Horace Mann School" for the purposes of this ordinance), for designation as a  
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on September 19, 2012, the Board voted to approve the  
18 designation of the Horace Mann School under SMC Chapter 25.12; and

19 WHEREAS, on February 20, 2013, the Board and the owner of the designated landmark agreed  
20 to controls and incentives; and

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

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

24 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the  
25 Landmarks Preservation Board (Board) of the improvement located at 2410 East Cherry Street  
26 and the site on which the improvement is located (which collectively are referred to as the  
27 "Horace Mann School" for the purposes of this ordinance), is hereby acknowledged.  
28



1           A.     Legal Description. The Horace Mann School is located on the property legally  
2 described as:

3                     Block 6 of Barclay Addition to the City of Seattle, as per plat recorded in Volume  
4                     24 of Plats, page 63, records of King County; situated in the City of Seattle,  
5                     County of King, State of Washington.

6           B.     Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,  
7 the following specific features or characteristics of the Horace Mann School are designated:  
8

- 9           1. The exterior of the improvement known as the Horace Mann School.
- 10          2. The following features or characteristics within the interior of the improvement  
11             known as the Horace Mann School: the first and second floor corridors, including  
12             but not limited to all original fir flooring, running/standing trim, and classroom  
13             doors; the stair systems; and the classrooms.
- 14          3. The site consisting of the property described in subsection 1.A on which the  
15             improvement known as the Horace Mann School is located, excluding portable  
16             classroom buildings and the greenhouse.

17           C.     Basis of Designation. The designation was made because the Horace Mann  
18 School is more than 25 years old, has significant character, interest or value as a part of the  
19 development, heritage or cultural characteristics of the City, state or nation, has integrity or the  
20 ability to convey its significance, and satisfies the following from SMC 25.12.350:  
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- 22           1. It is associated in a significant way with a significant aspect of the cultural,  
23             political, or economic heritage of the community, City, state, or nation (SMC  
24             25.12.350.C).  
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- 1 2. It embodies the distinctive visible characteristics of an architectural style, or  
2 period, or of a method of construction (SMC 25.12.350.D).
- 3 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 4 4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
5 is an easily identifiable visual feature of its neighborhood or the City and  
6 contributes to the distinctive quality or identity of such neighborhood or the City  
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9 Section 2. CONTROLS: The following controls are hereby imposed on the features or  
10 characteristics of the Horace Mann School that were designated by the Board for preservation:

11 A. Certificate of Approval Process.

- 12 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the  
13 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC  
14 Chapter 25.12, or the time for denying a Certificate of Approval must have  
15 expired, before the owner may make alterations or significant changes to the  
16 following specific features or characteristics:
  - 17 a. The exterior of the improvement known as the Horace Mann School.
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1 c. The site consisting of the property described in subsection 1.A on which the  
2 improvement known as the Horace Mann School is located, excluding  
3 portable classroom buildings and the greenhouse.

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

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

6 b. Installation, removal, or alteration of the following landscape elements: trees  
7 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;  
8 perennials; and annuals.

9 c. Removal of existing chain-link fencing.

10 d. Restriping of existing parking areas.

11 e. Installation, removal, or alteration of the following temporary site furnishings:  
12 benches and movable planters:

13 f. Installation, removal, or alteration (including repair) of underground irrigation  
14 and underground utilities, provided that the site is restored in-kind.

15 g. Installation, removal, or alteration of temporary interior window coverings.

16 B. City Historic Preservation Officer Approval Process.

17 1. The City Historic Preservation Officer (CHPO) may review and approve  
18 alterations or significant changes to the features or characteristics listed in  
19 subsection 2.B.3 of this ordinance according to the following procedure:

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21 significant changes, including applicable drawings or specifications.

22 b. If the CHPO, upon examination of submitted plans and specifications,  
23 determines that the alterations or significant changes are consistent with the  
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1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or  
2 significant changes without further action by the Board.

3 c. If the CHPO does not approve the alterations or significant changes, the  
4 owner may submit revised materials to the CHPO, or apply to the Board for a  
5 Certificate of Approval under SMC Chapter 25.12.

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7 2. The CHPO shall transmit a written decision on the owner's request to the owner  
8 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a  
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13 a. For the specified features and characteristics of the building, the addition or  
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16 operation of the building.

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18 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet  
19 above ground.

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21 c. Installation, removal, or alterations of exterior light fixtures, exterior security  
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24 d. Installation, removal, or alterations of non-original light fixtures in the  
25 corridors and classrooms.

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27 e. Installation, removal, or alterations of data systems and audio-visual  
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1 f. Installation, removal, or alterations of non-illuminated exterior signage where  
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4 characteristics of the Horace Mann School that were designated by the Board for preservation:

5 A. Uses not otherwise permitted in a zone may be authorized in a designated  
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8 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant  
9 to the applicable provisions thereof.

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

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

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

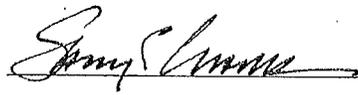
17 Section 5. The Horace Mann School is hereby added alphabetically to Section IV,  
18 Schools, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

19 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
20 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
21 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
22 directed to provide a certified copy of the ordinance to the owner of the landmark.  
23  
24  
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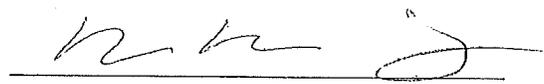


1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation; it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

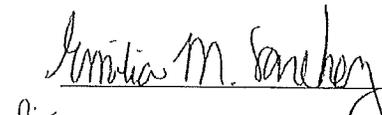
4  
5 Passed by the City Council the 5<sup>th</sup> day of August, 2013, and  
6 signed by me in open session in authentication of its passage this  
7 5<sup>th</sup> day of August, 2013.

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

11  
12 Approved by me this 13<sup>th</sup> day of August, 2013.

13  
14   
15 Michael McGinn, Mayor

16  
17 Filed by me this 13<sup>th</sup> day of August, 2013.

18  
19   
20 for Monica Martinez Simmons, City Clerk

21 (Seal) State of Washington,  
County of King

22 I, Jared Polata, certify that this is a true and correct  
23 copy of Ordinance No 124245, on file in the records  
24 of the City of Seattle, Office of the City Clerk



25  
26 Signed by:   
27 Signature \_\_\_\_\_  
28 Title: Information Specialist  
Date: August 29, 2013

