



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118768

Record No.: CB 118768

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125126

In Control: City Clerk

File Created: 06/09/2016

Final Action: 09/16/2016

**Title:** AN ORDINANCE relating to historic preservation; imposing controls upon the Gaslight 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.

### Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: jeanne.murphy@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/05/2016	Mayor's leg transmitted to Council	City Clerk			
	<b>Action Text:</b> The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	<b>Notes:</b>						
1	City Clerk	07/05/2016	sent for review	Council President's Office			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office						
	<b>Notes:</b>						
1	Council President's Office	07/08/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						
	<b>Notes:</b>						

- 1 Full Council 09/06/2016 referred Affordable Housing, Neighborhoods, and Finance Committee
- 1 Affordable Housing, Neighborhoods, and Finance Committee 09/07/2016 pass Pass
- Action Text: The Committee recommends that Full Council pass the Council Bill (CB).  
In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson  
Opposed: 0
- 1 Full Council 09/12/2016 passed Pass
- Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:  
Notes:  
In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant  
Opposed: 0
- 1 City Clerk 09/14/2016 submitted for Mayor's signature Mayor
- 1 Mayor 09/16/2016 Signed
- Action Text: The Council Bill (CB) was Signed.  
Notes:
- 1 Mayor 09/16/2016 returned City Clerk
- Action Text: The Council Bill (CB) was returned. to the City Clerk  
Notes:
- 1 City Clerk 09/16/2016 attested by City Clerk
- Action Text: The Ordinance (Ord) was attested by City Clerk.  
Notes:
-

**CITY OF SEATTLE**

**ORDINANCE**

125126

**COUNCIL BILL**

118768

AN ORDINANCE relating to historic preservation; imposing controls upon the Gaslight 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 Preservation 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 August 19, 2015, voted to approve the nomination of the improvement located at 1727 15<sup>th</sup> Avenue and the site on which the improvement is located (which collectively are referred to as the "Gaslight Inn" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 7, 2015, the Board voted to approve the designation of the Gaslight Inn under SMC Chapter 25.12; and

WHEREAS, on December 16, 2015, 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 Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 1727

1 15<sup>th</sup> Avenue and the site on which the improvement is located (which collectively are referred to  
2 as the "Gaslight Inn" for the purposes of this ordinance) is hereby acknowledged.

3 A. Legal Description. The Gaslight Inn is located on the property legally described  
4 as:

5 Plat Lot 8, Block 25, Compton's 1st Addition, according to the plat thereof,  
6 recorded in Volume 3 of Plats, page 11 in King County, Washington.

7 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,  
8 the Board designated the following specific features or characteristics of the Gaslight Inn:

- 9 1. The site;  
10 2. The exterior of the house;  
11 3. The following areas of the first floor interior: entry hall, main stair, living  
12 room, dining room, library, and parlor (former ballroom).

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

- 17 1. It is associated in a significant way with a significant aspect of the  
18 cultural, political, or economic heritage of the community, City, state, or nation (SMC  
19 25.12.350.C); and  
20 2. It embodies the distinctive visible characteristics of an architectural style,  
21 or period, or of a method of construction (SMC 25.12.350.D).

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

1           A.     Certificate of Approval Process.

2               1.     Except as provided in subsection 2.A.2 or subsection 2.B of this  
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC  
4 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the  
5 owner may make alterations or significant changes to the features or characteristics of the  
6 Gaslight Inn that were designated by the Board for preservation.

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

8                   a.     Any in-kind maintenance or repairs of the features or  
9 characteristics of the Gaslight Inn that were designated by the Board for preservation.

10                  b.     Installation, removal or alteration of the following landscape  
11 elements: trees less than 8 inches in diameter measured 4 1/2 feet above ground; shrubs;  
12 perennials; and annuals.

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

15                  d.     Installation or repair of underground utilities and irrigation,  
16 provided that the site is restored in kind.

17                  e.     Installation, removal, or alteration of non-illuminated exterior  
18 signage less than 6 square feet in area.

19                  f.     Painting of interior surfaces currently painted, and carpeting of  
20 surfaces currently carpeted, as depicted in the nomination application.

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

23                  h.     Installation of a gas fireplace on the north wall of the parlor  
24 (former ballroom) to mirror the existing fireplace on the south wall of the living room if: the

form, materials, and details of the gas fireplace, mantle, and hearth are similar to the details of the existing fireplace, mantle, and hearth (a difference in tile color is acceptable); and the exterior alterations are limited to a through-wall vent.

B. City Historic Preservation Officer Approval Process.

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.

2. 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. 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 of the Gaslight Inn that were designated by the Board for preservation is available for the following:

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

b. Removal of hazardous trees more than 8 inches in diameter measured 4 1/2 feet above the ground.

c. Installation, removal, or alterations of site lighting, exterior building light fixtures, and security equipment.

d. Alterations of landscape features and site improvements, with the exception of the addition of new trees.

e. Alterations to the rear of the exterior of the house.

f. Exterior signage, unless otherwise excluded under subsection 2.A.2.e of this ordinance.

g. Installation of new interior lighting to supplement existing historic fixtures.

Section 3. INCENTIVES: The following incentives are hereby granted on the features or characteristics of the Gaslight 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 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.

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

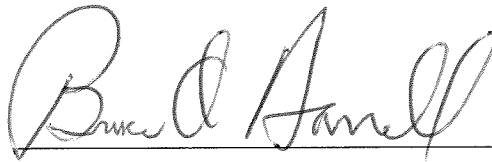
3           Section 5. The Gaslight Inn is hereby added alphabetically to Section I, Residences, of  
4 the Table of Historical Landmarks contained in SMC Chapter 25.32.

5           Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
7 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The  
8 CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.



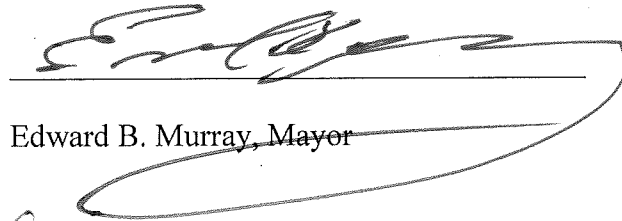
Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 12<sup>th</sup> day of September, 2016,  
and signed by me in open session in authentication of its passage this 12<sup>th</sup> day of  
September, 2016.



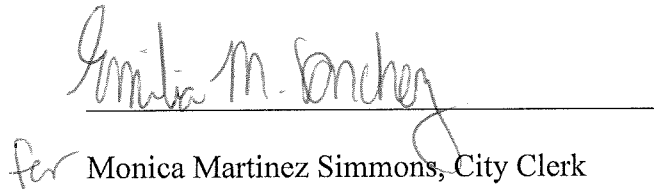
President \_\_\_\_\_ of the City Council

Approved by me this 16<sup>th</sup> day of September, 2016.



Edward B. Murray, Mayor

Filed by me this 16<sup>th</sup> day of September, 2016.



for Monica Martinez Simmons, City Clerk

(Seal)

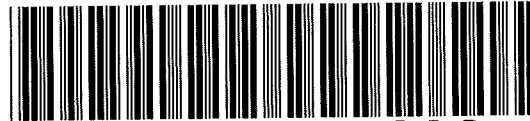
**Return Address:**

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

80.00

PAGE-001 OF 008

09/30/2016 10:59

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 125126

**Grantor(s)**

☒ 1.City of Seattle

☐ Additional names on page \_\_\_ of document.

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

☒ 1.Public

☐ 2.

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

Additional legal on page \_\_\_ of document

☐ N/A

Plat Lot 8, Block 25, Compton's 1<sup>st</sup> Addition

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

# \_\_\_\_\_ 1728800145 \_\_\_\_\_

☐ 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

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>Executive Contact/Phone:</b>
Neighborhoods	Erin Doherty/206-684-0380	Waslala Miranda/206-233-5044

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

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

The Gaslight Inn was built in 1904 and is located in the Capitol Hill 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 the first floor entry hall, main stair, living room, dining room, library, and parlor (former ballroom), but do not apply to any in-kind maintenance or repairs of the designated features.

**2. CAPITAL IMPROVEMENT PROGRAM**

       This legislation creates, funds, or amends a CIP Project.

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

  **X**   This legislation does not have direct financial implications.

**4. OTHER IMPLICATIONS**

- a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?  
No.
- b) Is there financial cost or other impacts of not implementing the legislation?  
No.
- c) Does this legislation affect any departments besides the originating department?  
No.

**d) Is a public hearing required for this legislation?**

No.

**e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**

Yes, the legislation directs the City Clerk to record a certified copy of the ordinance with the King County Director of Records and Elections and the City Historic Preservation Officer is directed to provide a certified copy to the owner of the landmark.

**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, see attached map.

**h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

No.

**i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

No new initiative or programmatic expansion.

**j) Other Issues:**

None.

**List attachments/exhibits below:**

Exhibit A – Vicinity Map of the Gaslight Inn

Summary Ex A – Vicinity Map of the Gaslight Inn  
V1



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

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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342129

No. 125126,127,28,29,30,31,32

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.

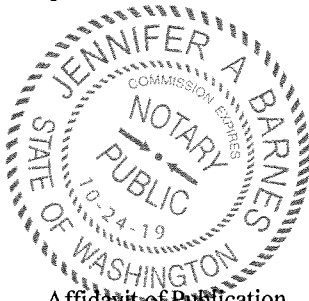
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCES

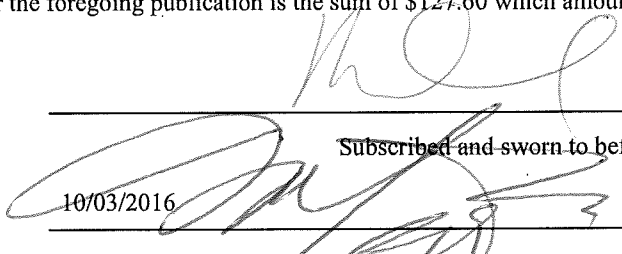
was published on

10/03/16

The amount of the fee charged for the foregoing publication is the sum of \$127.60 which amount has been paid in full.



Affidavit of Publication

  
Subscribed and sworn to before me on  
10/03/2016  
Notary public for the State of Washington,  
residing in Seattle

# State of Washington, King County

## City of Seattle

### Title Only Ordinances

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The full text of the following legislation, passed by the City Council on September 12, 2016, and published below by title only, will be mailed upon request, or can be accessed at <https://seattle.legistar.com/Legislation.aspx>. 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 125126

AN ORDINANCE relating to historic preservation; imposing controls upon the Gaslight 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.

#### Ordinance 125127

AN ORDINANCE relating to historic preservation; imposing controls upon the J.W. Bullock 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 125128

AN ORDINANCE relating to City employment, adopting a 2016 Citywide Position List.

#### Ordinance 125129

AN ORDINANCE relating to property at Sand Point, authorizing the Housing Director to execute an amendment to and partial termination of the lease of City of Seattle land authorized by Ordinance 122459, as amended pursuant to Ordinance 123195, to remove three parcels from that lease; authorizing new leases of the removed parcels to YouthCare and Friends of Youth and deeds from the City to convey the buildings on those parcels to the lessees for the duration of the new leases; and authorizing related documents and actions.

#### Ordinance 125130

AN ORDINANCE relating to the disposition of two City Urban renewal properties in the Yesler-Atlantic Redevelopment Project Area; adopting competitive procedures for disposition of the properties; authorizing the Director of the Office of Housing to dispose of the properties designated Parcel 7B and Parcel 56 in the project area; designating the disposition of sales proceeds; superseding Ordinance 122017 and Resolutions 27260, 28866, and 29852 with respect to the sale of the properties; and ratifying and confirming certain prior acts.

#### Ordinance 125131

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

#### Ordinance 125132

AN ORDINANCE relating to the regulation of the for-hire industry, amending Sections 6.310.110 and 6.310.735 of the Seattle Municipal Code to add clarity to the qualifying driver description and extend the commencement date, and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, October 3, 2016.

10/3(342129)