

Ordinance No. 111024

AN ORDINANCE relating to historic preservation, imposing controls upon the Handschy/Kistler House, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

2/16/83 - P&C - Pass

COMPTROLLER
FILE NUMBER _____

WR

Council Bill No. 103278

INTRODUCED: SEP 20 1982	BY: <i>WR</i>
REFERRED: SEP 20 1982	TO: <i>P&C</i>
REFERRED:	
REFERRED:	
REPORTED: FEB 22 1983	SECOND READING: FEB 22 1983
THIRD READING: FEB 22 1983	SIGNED: FEB 22 1983
PRESENTED TO MAYOR: FEB 23 1983	APPROVED: FEB 25 1983
RETD. TO CITY CLERK: FEB 25 1983	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

OK

JEF:rbw
9/8/82

ORDINANCE 111024

AN ORDINANCE relating to historic preservation, imposing controls upon the Handschy/Kistler House, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on November 9, 1981, voted to approve the nomination of the Handschy/Kistler House at 2433 9th Avenue West in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on December 16, 1982, the Board voted to approve the designation of the Handschy/Kistler House as a Landmark under Code Chapter 25.12; and

WHEREAS, on April 5, 1982, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Handschy/Kistler House more particularly described as:

Lots 8 and 9, Block 1, Sound View Addition
to Queen Anne

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

- 1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

1 2) It is the outstanding work of a designer or builder;
2 is hereby acknowledged.

3 Section 2. The following controls upon alteration of
4 the Landmark are hereby imposed:

5 A Certificate of Approval must be obtained or the time
6 for denying a Certificate of Approval must have expired
7 before the owner may make alterations to the entire
8 exterior of the house and the entire site.

9 Any in-kind maintenance and repair of the above features and
10 characteristics shall be excluded from the Certificate of
11 Approval requirement.

12 Section 3. As a part of Code Section 24.74.020, Special
13 Exceptions, certain incentives are available, on an applica-
14 tion basis, to permit in certain circumstances uses not other-
15 wise permitted within the zone in which the Landmark is
16 located.

17 Section 4. Enforcement of this Ordinance and penalties
18 for its violation shall be as provided in Section 25.12.910 of
19 the Seattle Municipal Code.

20 Section 5. The City Clerk is hereby directed to record
21 this ordinance with the King County Director of Records and
22 Elections, deliver two copies to the City Historic
23 Preservation Officer, 400 Yesler Building, and deliver one
24 copy to the Director of the Department of Construction and
25 Land Use.
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Section 6..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 22nd day of February, 1983,
and signed by me in open session in authentication of its passage this 22nd day of
February, 1983

[Signature]
President..... of the City Council.

Approved by me this 25th day of February, 1983

[Signature]
Mayor.

Filed by me this 25th day of February, 1983.

Attest: [Signature]
City Comptroller and City Clerk.

(SEAL)

Published.....

By [Signature]
Deputy Clerk.

Law Department

7/8/82

83/03/16 #0754 E
RECD F 6.00
CASHSL *****5.00
22

8303160754

ORDINANCE 111024

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WHEREAS, after a public hearing on December 16, 1982, the Board voted to approve the designation of the Handschy/Kistler House as a Landmark under Code Chapter 25.12; and

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WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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Lots 8 and 9, Block 1, Sound View Addition to Queen Anne

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

- 1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

RECORDED THIS DAY
Mar 16 12 17 PM '83
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY
CS 19.2

8303160754

1 2) It is the outstanding work of a designer or builder;
2 is hereby acknowledged.

3 Section 2. The following controls upon alteration of
4 the Landmark are hereby imposed:

5 A Certificate of Approval must be obtained or the time
6 for denying a Certificate of Approval must have expired
7 before the owner may make alterations to the entire
8 exterior of the house and the entire site.

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10 characteristics shall be excluded from the Certificate of
11 Approval requirement.

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13 Exceptions, certain incentives are available, on an applica-
14 tion basis, to permit in certain circumstances uses not other-
15 wise permitted within the zone in which the Landmark is
16 located.

17 Section 4. Enforcement of this Ordinance and penalties
18 for its violation shall be as provided in Section 25.12.910 of
19 the Seattle Municipal Code.

20 Section 5. The City Clerk is hereby directed to record
21 this ordinance with the King County Director of Records and
22 Elections, deliver two copies to the City Historic
23 Preservation Officer, 400 Yesler Building, and deliver one
24 copy to the Director of the Department of Construction and
25 Land Use.
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8303160754

Section 6..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 22nd day of February, 1983, and signed by me in open session in authentication of its passage this 22nd day of February, 1983.

Gerardo Williams
President of the City Council.

Approved by me this 25th day of February, 1983.

Charles Royer
Mayor.

Filed by me this 25th day of February, 1983.

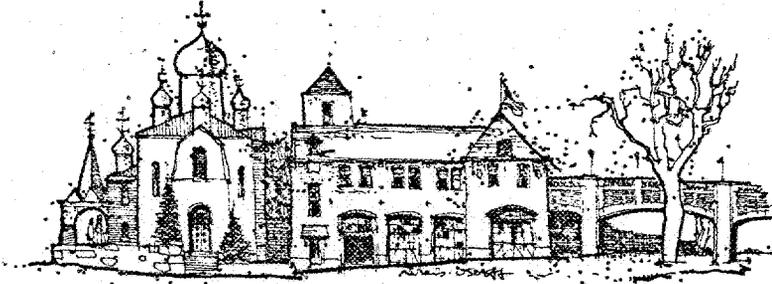
Attest: Jim Hill
City Comptroller and City Clerk.

(SEAL)

By Theresa Dunbar
Deputy Clerk

Published.....

4113



COPY OF WITHIN RECEIVED

JUN 15 1982

The City of Seattle

LPB-105/82

Landmarks Preservation Board

Douglas N. Jewett
CITY ATTORNEY

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

June 14, 1982

Crawford
Fearn
EAE

Mr. James Fearn
Law Department
10th Floor, Municipal Building
Seattle, Washington 98104

SUBJECT: Requests for Ordinance Drafts - Landmarks:

- Drake House
- First African Methodist Episcopal Church
- Georgetown Steam Plant
- Handschy/Kistler House
- Home of Good Shepherd
- Nelson/Steinbrueck House
- Ramsing House
- St. James Cathedral, Rectory & Site
- Times Square Building

Dear James:

Enclosed is pertinent documentation on the subject nine Landmark proceedings which require draft designating ordinances. Roberta compiled these materials before she left and she tells me that she mentioned most of these properties to Alan Osaki, of Sibonga's staff, at their meeting so he should know they are coming. All these cases involved owner agreement/no opposition.

Also enclosed is the draft ordinance for the First Avenue Groups with Roberta's comments.

Please let me know when the draft ordinances for these cases are ready to transmit to Ms. Sibonga's committee, and call me should there be any questions.

Sincerely,

Earl Layman
City Historic Preservation Officer

EDL:dn

cc: Alan Osaki



The City of Seattle

LPB-37/82

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501

AGREEMENT ON CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

HANDSCHY/KISTLER HOUSE
2433 Ninth Avenue West

To assure the preservation of the specified features and characteristics of the Landmark, the following controls shall be imposed:

A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance 106348 must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make alterations or significant changes to:

The entire exterior of the house and the entire site.
In-kind maintenance and repairs for the above noted and protected features shall be excluded from the Certificate of Approval process and requirement.

The following economic incentives are hereby noted as potentially available to the owner:

- the incentives to all Seattle landmarks, on an application basis, under the zoning Code.

Arthur C. Kistler 4-5-82

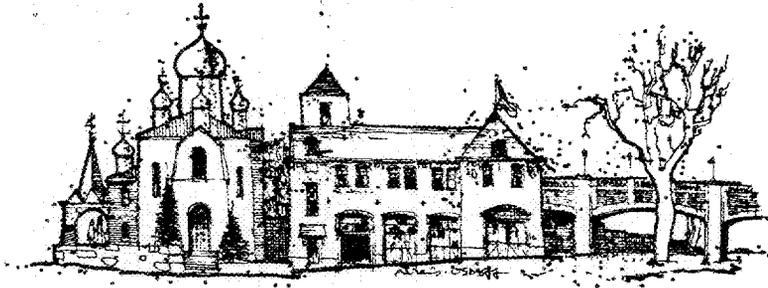
(date)

Arthur Kistler
Owner

Earl D. Layman 040582

(date)

Earl D. Layman
City Historic Preservation Officer



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

LPB-02/81

REPORT ON DESIGNATION

Property: Handschy/Kistler House
2433 - 9th Ave. W.

Legal Description: Soundview Addition to Queen Anne,
Block 1, Lot 8 & 9.

At a Public Hearing held on Wednesday, December 16, 1981, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Handschy/Kistler House as a City Landmark. Designation was approved based on satisfaction of the following criteria for designation of the Landmarks Preservation Ordinance #106348:

Section 3.01 (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

Section 3.01 (5) It is an outstanding work of a designer or builder.

This house is well described, analyzed and evaluated in the nomination form, LPB-233/78. It is an outstanding example of the work of Willatsen and Byrne who, in essence, may be characterized as members of a second generation designers working in the manner of Frank Lloyd Wright. An unusually generous number of their "prairie-type houses" exist in the greater Seattle Area, and the house in question is certainly one of the better examples. It is one of only a few with steeper pitched roofs, gabled with deep eaves; many of their houses incorporated the more typical prairie form with much lower pitched and usually hipped roofs.

The Handschy House demonstrates a sculptural quality in both the use of materials and the composition of forms. The low horizontal mass of the Ninth Avenue elevation is enriched by the incorporation of a stepping down of two gables. The detailing both externally and internally is excellent and consistent and is very much in the "Oak Park" manner, reflecting Mr. Wright's (then ca 1905) exploration of design aspects of Japanese prints. Again, this house goes farther in that direction than many of the other Willatsen and Byrne or Willatsen houses in the area.

Section 3.01 (6) 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.

The Handschy residence was cleverly located across the rear or alley end of two city lots. This bold approach at urban siting allowed the architects to design a strong horizontal form while creating a wide yard to buffer the house against the fronting street of Ninth Avenue West. The result adds a welcome and highly visible variety and relief to the tightly packed city lots completely surrounding the site. This scheme has created, then, a highly identifiable landmark for the immediate Queen Anne neighborhood.

Features/Characteristics to be preserved:

The entire exterior of the house & site; and, major interior spaces and elements of the house.

Issued: 12/30/81

Earl D. Layman

City Historic Preservation Officer

by:

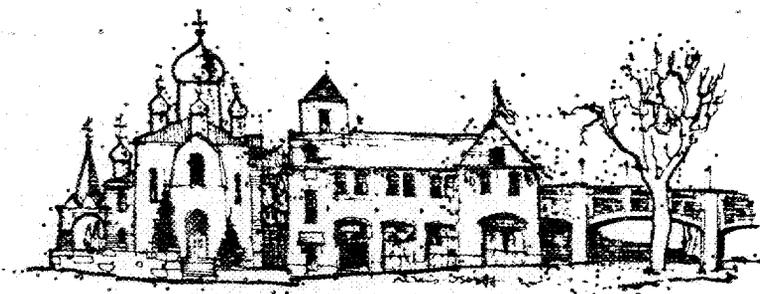
R. Deering
Roberta Deering
Landmarks Preservation Coordinator
01/04/82

RD:leo

cc: William Justen, D.C.L.U.

Arthur Kistler --VIA CERTIFIED MAIL--

William Krippaehne, Chairman



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206)625-4501

LPB-285 /81

November 9, 1981

NOTICE AND REPORT ON APPROVAL OF LANDMARK NOMINATION

Name of Property: FREDERICK HANDSCHY HOUSE , 2433 - 9th Ave. W.

Legal Description: Soundview Addition to Queen Anne, Block 1, Lot 8 & 9.

Features Proposed for Preservation: the entire interior and exterior of the structure and the site;

Date of Nomination Approval: November 4, 1981

Date of Public Hearing to Consider Landmark Designation: Wednesday, December 16, 1981 @ 3:30 p.m. in the 4th Floor Hearing Room, 400 Yesler Building, Seattle.

While proceedings pursuant to Landmarks Preservation Ordinance 106348 are pending, and thereafter if a designating ordinance is enacted, a Certificate of Approval must be obtained before anyone may: 1) make alterations or significant changes to specified features proposed for preservation noted above, or thereafter specified in the Report on approval of Landmark designation, or set forth in the decision of the Hearing Examiner; or, 2) make alterations or significant changes to specific controlled features of such Landmark specified in a designating ordinance.

All proceedings to review the action of the Board at the Hearing to consider Landmark designation will be based on the record made at such Hearing and no further right to present evidence on the issue of designation is afforded pursuant to Ordinance 106348.

Issued:

Earl D. Layman, City Historic Preservation Officer

by:

Roberta Deering
Roberta Deering, Landmarks Preservation Coordinator

cc: William Krippaehne, Jr., Chairman
William Justen, D.C.L.U.
Frederick Handschy- VIA CERTIFIED MAIL-

ORDINANCE 11824

AN ORDINANCE relating to historic preservation, imposing controls upon the Handschy/Kistler House, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106344).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106344), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on November 3, 1981, voted to approve the nomination of the Handschy/Kistler House at 2435 9th Avenue West in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on December 16, 1982, the Board voted to approve the designation of the Handschy/Kistler House as a Landmark under Code Chapter 25.12; and

WHEREAS, on April 5, 1982, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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- 1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 2) It is the outstanding work of a designer or builder;

is hereby acknowledged.

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Section 3. As a part of Code Section 24.74.020, Special Exceptions, certain incentives are available, on an application basis, to permit in certain circumstances uses not otherwise permitted within the zone in which the Landmark is located.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yasler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 22nd day of February, 1983
 and signed by me in open session in authentication of its passage this 22nd day of February, 1983

 President of the City Council

Approved by me this 25th day of February, 1983

 Mayor

Filed by me this 25th day of February, 1983

Attest: Jim Hill
City Comptroller and City Clerk

(SEAL)

Affidavit of Publication

Notary Public
State of Washington
My Comm. Expires
Notary Public
State of Washington
My Comm. Expires

STATE OF WASHINGTON KING COUNTY—SS.

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

Ordinance No. 111024

was published on March 1, 1983

Subscribed and sworn to before me on

March 1, 1983

Notary Public for the State of Washington,
residing in Seattle.