

ORDINANCE No. 115036

COUNCIL BILL No. 107873

AN ORDINANCE relating to historic preservation, imposing controls upon the C. H. Black House and Gardens, 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

Honorable President:

Your Committee on Land Use

to which was referred the within Council report that we have considered the same

Pass (3-0) (30)

Vote 7-

COMPTROLLER FILE No. _____

Introduced: MAR 2 6 1960	By: <u>Donaldson</u>
Referred: MAR 2 6 1960	To: <u>Land Use</u>
Referred:	To:
Referred:	To:
Reported: APR 1 6 1960	Second Reading: APR 1 6 1960
Third Reading: APR 1 6 1960	Signed: APR 1 6 1960
Presented to Mayor: APR 1 7 1960	Approved: APR 2 0 1960
Returned to City Clerk: APR 2 0 1960	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: OK

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

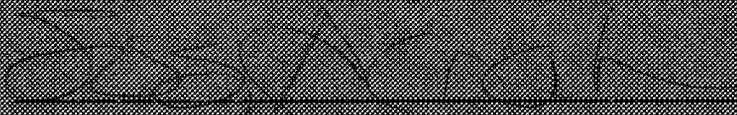
Committee on Land Use

was referred the within Council Bill No. _____

that we have considered the same and respectfully recommend that the same:

pass (3-0) (50, 03, PA)

Vote 7-0



Committee Chair

LVE:jrs
3/116/90
black.ord

#7

C.B.107873

ORDINANCE 115036

1
2
3
4
5 AN ORDINANCE relating to historic preservation, imposing
6 controls upon the C. H. Black House and Gardens, a
7 Landmark designated by the Landmarks Preservation Board
8 under Chapter 25.12 of the Seattle Municipal Code and
9 adding it to the Table of Historical Landmarks contained
10 in Chapter 25.32 of the Seattle Municipal Code.

11 WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12
12 of the Seattle Municipal Code (SMC), establishes a
13 procedure for the designation and preservation of
14 structures and areas having historical, cultural,
15 architectural, engineering or geographic importance; and

16 WHEREAS, the Landmarks Preservation Board after a public
17 hearing on April 7, 1982, voted to approve the nomination
18 of the C. H. Black House and Gardens at 615 West Lee
19 Street in Seattle as a Landmark under SMC Chapter 25.12;
20 and

21 WHEREAS, after a public hearing on June 16, 1982, the
22 Board voted to approve the designation of the C. H. Black
23 House and Gardens as a Landmark under SMC Chapter 25.12;
24 and

25 WHEREAS, on November 1, 1989, the Board and the owners of the
26 designated property agreed to controls and incentives;
27 and

28 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 C. H. Black House and Gardens more
particularly described as :

Lots 1-10, Block 31 of Comstock's Supplementary
Addition to the City of Seattle according to plat
thereof recorded in Volume 2 of plats, page 32,
records of King County, Washington

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

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

- 1
- 2 3) Because of its prominence of spatial location,
3 contrasts of siting, age, or scale, it is an easily
4 identifiable visual feature of its neighborhood or
5 the city and contributes to the distinctive quality
6 or identity of such neighborhood or the city.

7 is hereby acknowledged, and the C. H. Black House and Gardens
8 is hereby declared a Landmark.

9 Section 2. The following controls upon alteration of the
10 landmark are hereby imposed:

11 A Certificate of Approval must be obtained or the time
12 for denying a Certificate of Approval must have expired
13 before the owner may make alterations to:

- 14 1. Any exterior alterations or additions to the
15 existing house, including the porches on the south
16 and west sides, and including demolition.
- 17 2. Any alterations, additions to, or removal of major
18 site design* elements including but not limited to:
- 19 a. Views to and from the property;
 - 20 b. "The streetscape": sidewalk, plantings, walls
21 and the location and size of open spaces
22 adjacent to them;
 - 23 c. The site details such as the walls, driveways,
24 belvedere, garage, trees, plantings, and
25 fences;
 - 26 d. The large open lawn area south of the house.
- 27 * "Site design" shall refer to all exterior design
28 elements and characteristics including but not
limited to porches, gardens, lawns, streetscape and
all detail landscape elements.
3. Any new construction on the site.

The Landmarks Preservation Board on November 1, 1989,
formally adopted as part of the controls an incentives
agreement entitled the Development and Design Review
Guidelines for the C. H. Black House and Gardens for its
use in reviewing and making decisions on Certificate of
Approval applications for this property (Attachment "A").
Certificates of Approval will be approved by the Board
when the proposed alterations are consistent with these
guidelines.

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

1
2 Section 3. The following incentives are hereby noted as
3 potentially available to the owner although the listing shall
4 not be construed as inclusive:

5 1) Section 24.74.020, of the Seattle Municipal Code
6 entitled Special Exceptions; and SMC Sections 23.44.26; or
7 23.45.124 Administrative Conditional Uses, authorize, under
8 certain circumstances, uses in a designated Landmark that are
9 not otherwise permitted in the zone the Landmark is located.

10 2) Building and Energy Code exceptions on an
11 application basis.

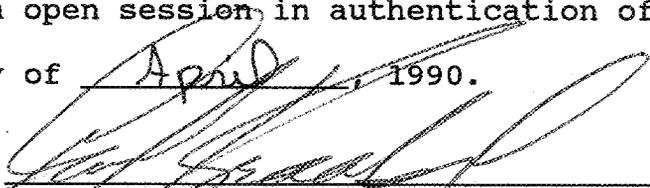
12 3) Historic Preservation Special Tax Valuation (Chapter
13 84.26 RCW) to all Seattle landmarks subject to controls
14 imposed by a designation ordinance on an application basis.

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

18 Section 5. The C. H. Black House and Gardens is hereby
19 added to the Table of Historical Landmarks contained in
20 Chapter 25.32 of the Seattle Municipal Code.

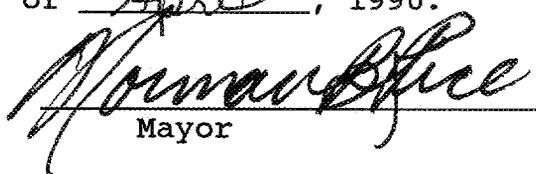
21 Section 6. The City Clerk is hereby directed to record
22 this ordinance with the King County Director of Records and
23 Elections, deliver two copies to the City Historic
24 Preservation Officer, Arctic Building, and deliver one copy to
25 the Director of the Department of Construction and Land Use.

26 PASSED by the City Council the 16th day of April,
27 1990, and signed by me in open session in authentication of
28 its passage this 16th day of April, 1990.



President of the City Council

Approved by me this 20th day of April, 1990.



Mayor

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Filed by me this 20th day of April, 1990.

ATTEST: Norman J. Brooks
City Comptroller and City Clerk

BY: Theresa Dunbar
Deputy

(SEAL)

Published _____

black.ord

#7

LVE:jrs
3/116/90
black.ord

MAY 23 10 14 AM '90

C.B.107873

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

90/05/23	#0535	B
RECD F	8.00	
REC FEE	2.00	
CASHSL	***10.00	
	55	

9005230535

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE 115036

AN ORDINANCE relating to historic preservation, imposing controls upon the C. H. Black House and Gardens, 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on April 7, 1982, voted to approve the nomination of the C. H. Black House and Gardens at 615 West Lee Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 16, 1982, the Board voted to approve the designation of the C. H. Black House and Gardens as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 1989, 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 C. H. Black House and Gardens more particularly described as :

Lots 1-10, Block 31 of Comstock's Supplementary Addition to the City of Seattle according to plat thereof recorded in Volume 2 of plats, page 32, records of King County, Washington

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

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

9005230535

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

3) 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.

is hereby acknowledged, and the C. H. Black House and Gardens is hereby declared a Landmark.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

- 1. Any exterior alterations or additions to the existing house, including the porches on the south and west sides, and including demolition.
- 2. Any alterations, additions to, or removal of major site design* elements including but not limited to:
 - a. Views to and from the property;
 - b. "The streetscape": sidewalk, plantings, walls and the location and size of open spaces adjacent to them;
 - c. The site details such as the walls, driveways, belvedere, garage, trees, plantings, and fences;
 - d. The large open lawn area south of the house.
- * "Site design" shall refer to all exterior design elements and characteristics including but not limited to porches, gardens, lawns, streetscape and all detail landscape elements.
- 3. Any new construction on the site.

The Landmarks Preservation Board on November 1, 1989, formally adopted as part of the controls an incentives agreement entitled the Development and Design Review Guidelines for the C. H. Black House and Gardens for its use in reviewing and making decisions on Certificate of Approval applications for this property (Attachment "A"). Certificates of Approval will be approved by the Board when the proposed alterations are consistent with these guidelines.

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

9005230535

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 23.45.124 Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

3) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) to all Seattle landmarks subject to controls imposed by a designation ordinance on an application basis.

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 C. H. Black House and Gardens is hereby added to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

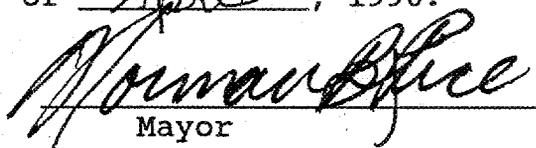
Section 6. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

PASSED by the City Council the 16th day of April, 1990, and signed by me in open session in authentication of its passage this 16th day of April, 1990.



President of the City Council

Approved by me this 20th day of April, 1990.



Mayor

1
2 Filed by me this 20th day of April, 1990.

3 ATTEST:

Norward J. Brooks
City Comptroller and City Clerk

4
5 (SEAL)

BY:

Theresa Dunbar
Deputy

6 Published _____

7
8
9
10
11 STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

12
13
14 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this April 24, 1990

NORWARD J. BROOKS
Comptroller and City Clerk

By:

Theresa Dunbar

Deputy Clerk

15
16
17
18
19
20
21
22
23
24
25
26
27
28
black.ord

9005230535

ATTACHMENT "A"

DEVELOPMENT AND DESIGN REVIEW GUIDELINES C.H. BLACK HOUSE AND GARDENS October, 1989

PART ONE: GENERAL BACKGROUND

A. PURPOSE

The Development and Design Review guidelines describe the unique design characteristics which distinguish this as a Landmark property and specify those conditions which will be allowed, encouraged, limited, or prohibited when Certificate of Approval applications are reviewed. These guidelines are to be used both as "controls against inappropriate" and as "incentives for appropriate" development of the property in the future so that work might be done in a manner which preserves and enhances the unique historical characteristics of the site and house.

Wherever the term 'permitted' is used herein, the reference is to the permission or approval, pursuant to the guidelines of the Seattle Landmarks Preservation Board and does not imply the approval or permission of the City's Department of Construction and Land Use, which must be independently obtained.

B. GENERAL CONDITIONS

A Certificate of Approval, issued by the Landmarks Preservation Board, is required prior to the issuance of any city building, demolition, or street use permit and whether or not a City permit is required, for all other proposed work which would be described by the following conditions:

1. Any exterior alterations or additions to the existing house including the porches on the south and west sides, and including demolition.
2. Any alterations, additions to, or removal of major* site design elements including but not limited to:
 - a. Views to and from the property;
 - b. "The streetscape": sidewalk, plantings, walls and the location and size of open spaces adjacent to them;
 - c. The site details such as the walls, driveways, belvedere, garage, trees, plantings, and fences;
 - d. The large open lawn area south of the house.
3. Any new construction.

C. CRITERIA AND VALUES

The Board shall consider the following criteria and values in the utilization of the guidelines.

1. The Concept for the Architectural Design of the House

A primary quality of the design of the house is its construction in heavy stone masonry, half-timber and stucco in-fill, and multi-gabled timber roof with deep overhangs, in eclectic Tudor and English Arts and Crafts style reminiscent of English country houses.

2. The Concepts for the Site Design and Details

A primary quality of the site design is that it is an intact example of the Olmsted Brothers firm designs for a Pacific Northwest urban residential landscape. This site design also provides demonstration of the "style of design for the period" during which it was conceived.

a. Significant Olmsted Design Concepts Demonstrated on Site include:

1. The "urban design concept" or "streetscape:" The urban design concept is the key to the genius of Olmsted design solution and is the major reason the Firm was employed by Mr. Black. With this solution, Olmsted was able to mediate the opposition of the neighbors to the dominance of this house while still allowing the Black's full access to the views.

It is comprised of the appropriate selection of street trees to reduce the impact of the large scale wall on the street and to provide continuity around the entire perimeter of the site; the design of the perimeter walks and walls; the grading of the lawn to the walls, and the proposed selection of plantings for the embankments above these walls which serve as visual buffers while allowing views off-site.

2. Siting of the building: The house was located in a slightly elevated position to give daylight to the basement. It was also located in the most prominent position on the property in order to maximize access to the views in the southwest, south, and southeast of Puget Sound, of downtown Seattle, and of Mount Rainier.
3. Organization and design of the "outdoor rooms or spaces" of the site: The spatial design can best be described in three parts:

First: The buffer of plantings and walls that completely surround the site create one large space which feels separated from the "rest of the city and neighborhood" and make it feel "like a country estate." This approach was common to the best designs of the period and would be considered "stylish."

Second: Having entered through that buffer by means of a single front drive (which was Olmsted's suggestion), one arrives at the slightly elevated entry court. Rather than be filled with plants, it is mostly open, with only one large tree in the center. The single tree is used to measure the openness of the space. Protective planting and screening are used to separate the entry court from adjacent service and garden spaces.

Third: Space is left between the house and other structures so that it appears to be floating.

4. Plantings selected and located to enhance the views: To enhance these view opportunities selected plants were located to frame key views or to attract views of the selected image. In other areas, views were screened by appropriately scaled and textured plant materials.

- b. Other Important Landscape Design Elements Which Reinforce these Olmsted Design Concepts.

The distinct zoning of the northeast and northwest corners of the site to allow for service area support uses and structures.

The grading plan for the large open lawn.

The buttress wall designs and the concept for all perimeter walls.

The concept for the belvedere and the paths that connect it to the house and service areas.

The integration of the garage and belvedere into the perimeter walls.

The integration of the separate architectural elements with the house through alteration of plantings with fences and small retaining walls to filter the views.

3. The Concept for the New Construction

In order to preserve the site and provide for maintenance of the property in the highest possible condition, alterations to and/or development of the property which are compatible with the neighborhood character and the accompanying guidelines will be permitted. They will be permitted only in appropriate zones, as designated in grey on the drawings and to designated height restrictions as seen in sections and guidelines.

PART TWO: DEVELOPMENT AND DESIGN REVIEW GUIDELINES

The attached drawings illustrate the zones or delineate the specific elements referred to in the following guidelines.

A. EXISTING HOUSE

Guideline: Preserve the exterior facades and roof including use of materials, form, and structure.

Guideline: Changes to the interior of the existing house shall be permitted, subject to code requirements. If no exterior changes are made, no Landmarks Preservation Board Review is required.

Guideline: Maintain access to the light for the southern basement windows by keeping them free of foundation plantings. Plantings of "tree box" and English ivy on wire grids may be located along the walls.

Guideline: Additions shall be sympathetic to the original design and shall not, except as additions, change the character of the original structure which is being preserved. Removal of unsympathetic additions, such as the aluminum balcony enclosure is encouraged.

Guideline: Retain porches on the south and west.

B. THE "STREETSCAPE"

Surrounds the entire site and includes portions marked in light grey tone on the north half of the site as well as portions within the "projected Olmsted Landscape Zone." In the light grey zone, alterations are allowed as long as the complete streetscape is restored including street trees, buffer plantings and retaining walls where there previously were walls. In the streetscape areas zoned "Protected Olmsted Landscape," the street tree plantings, the special buttress walls and buffer plantings should be preserved and maintained.

- Guideline: Preserve and maintain the existing rows of perimeter street trees.
- Guideline: Replace trees with small trees like Hawthornes on West Comstock, on Willard Avenue West, and Sixth Avenue West. All trees on any one street should be the same.
- An acceptable substitution for the Elms on West Lee Street might be to leave the Elms planted 60 feet apart and interplant with Laurel Leaf Willows as recommended by Olmsted.
- Guideline: Substitutions for these may be selected from the list of Olmsted recommended trees by no more than two different tree planting groups should be used around the perimeter and the same on the whole street front.
- Guideline: Preserve and maintain all buttress walls, the belvedere, and garage front around the perimeter of the site according to the Olmsted details for the walls. The belvedere may be rebuilt to better replicate the sketch submitted by Olmsted.
- Guideline: Retain or replace all other retaining walls on the west, north, and northeast corners of the site with similar walls but in a higher quality of finishing.
- Guideline: A maximum of two curb cuts each on Willard Avenue West and on Sixth Avenue West shall be permitted for new driveways. Curb cut and driveways shall be a maximum of ten feet in width. One of the two cuts on Sixth Avenue West may be through the existing garage.
- Guideline: Any new openings in the perimeter walls should be confined to the areas marked by the light grey tone and should be refinished in an unobtrusive manner that is compatible with the wall and consistent with the Olmsted details.
- Guideline: Preserve and maintain at least 12' buffer plantings located at the top of the walls or around the entire perimeter in a manner that is consistent with the Olmsted design concept to allow views from the site while buffering views to it. Remove overscaled plants and/or prune overgrown plants which obstruct the designated views off site and replace them with Japanese Azaleas, selected dwarf flowering plants or with ground covers as recommended by Olmsted. See attached drawings and lists.

Guideline: Prune to natural form and maintain all plants and soil growing mediums so that they might sustain healthy growing habits. Pruning should be done in appropriate weather conditions and according to good horticultural practices.

C. THE PROTECTED OLMSTED LANDSCAPE AREAS

THE ENTRY COURT

Guideline: Preserve and maintain the single front entry drive off West Lee Street and the dense buffer plantings either side which conceal the house from the neighbors. Maintain and/or replace the singular American Elm located inside the site to the east of the entry drive as it intersects with the service drive. If the plants need to be replaced, use suggested Olmsted plantings as listed in the appendix.

Guideline: Preserve the front entry court including the location and size of the wearing course and the open central space with one singular off-centered Atlas Cedar in the middle.

Guideline: Preserve and maintain the front foundation plantings and/or replace them with plants from the Olmsted list.

Guideline: Use a mixture of plantings and fences to screen any additional structures existing or introduced to the site to the east and west of the court thereby creating a partially obstructed view of them and softening their visual impact on the main house. The entry court should always appear separate.

Guideline: Allow mostly unobstructed views from the entry court past the house to the south on both sides, allowing the house to appear set apart from any other site structures or forms according to distances described in attached plan.

THE SOUTH LAWN

Guideline: Preserve and maintain the large south sloping open lawn area. Only allow the addition of those selected plantings or details which reinforce the concepts herein described. No structures should be allowed to protrude beyond the view line as defined by southern limit of the dark grey zone labeled new structures permitted.

- Guideline: Preserve and maintain the large Copper Beech located in the south lawn or replace with same.
- Guideline: Restore the pathway connecting the belvedere to the service yard and the back porch steps of the main house. The material for the path should be some sort of tamped earth or small loose textured material as might blend naturally in the site.
- Guideline: Prune existing plants or replace with lower materials in those areas where views off-site are appropriate and do not expose the neighbors to views of the house or lawns.
- Guideline: Replace, where missing, and limb up the overgrown coniferous materials which were located to frame the views in the south buffer planting, so that these views might again be made visible from the house. Clear other significant viewpoints of overgrown materials. Replace with low growing plants from attached recommended list.
- Guideline: Replace any dead or overgrown vegetation with plants suggested by Olmsted or introduced in this early period when the design was being conceived. See list of plants attached.
- Guideline: Maintain existing materials to promote their health according to accepted horticultural practices and standards.

D. THE ZONES WHERE DEVELOPMENT OR STRUCTURES WILL BE PERMITTED

Those areas located in the northeast and northwest corners of the site and marked by the darker grey tone on the plan: labeled as "new structures permitted" and by dashed lines where the "ground level improvements will be permitted." Provisions of support uses like tennis, gardens, and/or new structures will be permitted in this zone according to the following guidelines:

- Guideline: New structures or site design elements may be permitted within the boundaries described on the attached plan.
- Guideline: Maintain yards and setbacks from the property lines and the existing house as described below and on attached plans.

- Guideline: Maintain height limits described on the attached site plan. Height limits are intended to keep potential new structures compatible with the neighboring single family houses and with the existing house and to prevent blockage of off site views from the house.
- Guideline: New structures shall be compatible with the existing house and shall not visually dominate the house.
- Guideline: The massing of new structures shall be modulated and asymmetrical, in keeping with the design of the existing house. Pitched hipped and gabled roof with overhangs are encouraged. Minimum facade modulation requirements are described on the attached site plan.
- Guideline: Exterior materials and finish used for new construction shall be compatible with the existing house, but are not required to be identical. Use of wood siding, wood shingles, stone masonry, brick masonry, stucco, and half-timber and stucco are encouraged.
- Guideline: The style of all new site structures should be in keeping with the other site elements and with the design elements of the house. See attached Olmsted drawings.
- Guideline: The retaining walls and plant buffers: at least 12 feet deep should be reconstructed around the outside perimeter as described above and in the attached drawings. They should filter views of the new construction from adjacent streets while allowing views out from the structures.
- Guideline: Planting and site elements such as lighting, fences, and small retaining walls shall be used to reduce the visual impact of new development on the entry court space and to integrate the house with the new structures. Dwarf or small growth habit plants should be used in order to allow the spatial separation of the house from these elements to be retained. An occasional small tree may be permitted in this area. See list attached.
- Guideline: All new plantings shall be chosen from the attached list of Olmsted and original plant materials.

Wherever the term 'permitted' is used herein, the reference is to the permission or approval, pursuant to the guidelines of the Landmarks Preservation Board and does not imply the approval or permission of the City's Department of Construction and Land Use, which must be independently obtained.

E. OTHER GENERAL CONDITIONS

PARKING

Guideline: If the number of off-street parking spaces exceeds the capacity of the existing garages, service drive and entry court, provision of additional parking should be in underground garage spaces. Access should be from Willard and/or 6th Avenue West with new curb cuts and driveways as described above. Views of parking should be screened from the street.

FENCES AND DECKS

Guideline: The addition of new fences and decks to the existing house, or within areas described as "Protected Olmsted Landscape" is discouraged.

Guideline: Decks may be permitted at any new dwelling units within the boundaries described on the attached site plan.

SIGNS

Guideline: If signs are required, they shall be limited to low, freestanding signs, not internally illuminated or to small identification plaques on buildings, gates, walls or in planting bed. Wood, metal or tile are preferred materials.

LIGHTING

Guideline: Lighting shall be low and unobtrusive and may be in keeping with forms that are appropriate for the period and to the Olmsted Design tradition.

PART THREE: APPENDIX

A. OLMSTED RECOMMENDED PLANTS

Plants listed in the file letters which were suggested by John Charles Olmsted (JCO) for the Black Residence and which should be used as replacement plantings in the future.

1. General Conditions

JCO recommended that "exotics" are perfectly usable in sites that have been disturbed and that the plant selection should not be limited to "natives" as Mr. Black suggested. Olmsted did make note that Mr. Black wanted them to save the existing Madronas and Firs.

a. Small Trees

JCO recommended for planting 25' on-center and that either one tree type surround the entire site or two different ones be used on alternate streets. His suggested list included:

Dogwoods
Mountain Ash
Hop Hornbeams
Hawthornes
English, Tartarian, and Japanese Maples
Koelreuteria
Sophora
Laburnum
Japanese Tree Lilacs

b. Large Street Trees

JCO suggested if large trees like Elms are used instead of small ones, they should be planted 60' on-center. If they are planted closer they should be alternated with Laurel Leaf Willows which could be pruned down when the Elms got very large.

c. Perimeter Wall Buffer Plantings

JCO suggested that the walls be covered with vines. Those recommended are:

For shady sites and on the buttress walls:

English Ivy
Periwinkle

For sunny locations:

Virginia Creeper
Japanese Creeper
Wild Grape
Weeping Forsythia

For other places such as in the buffer:

Euonymus radicans
Moneywort
Phlox subulata

JCO recommended that shrubbery in the buffer plantings be: "limited to small shrubs so that they do not obstruct the view to the Sound" and "they be planted in a way to make an irregular skyline effect."

It is only on the southeast corner and east slope that Olmsted recommended the use of larger shrubs and even small trees too but he advised Black that "they would obstruct the view to Mount Rainier" and "would need to be pruned to keep views open."

d. Vines for other uses

For the south porch:

Wisteria

On the house walls:

JCO recommended English Ivy on the northeast and Japanese Creeper on the sunnier walls.

e. Shrubs for interior plantings

JCO recommended shrubs to be used for interior site plant massings and additional shrubs for use as buffer along West Lee and the northern portions of Willard and Sixth to help block the neighbors view.

Rhododenrons
Japanese Azaleas
Abelia
Plants that bloom, especially those that bloom late in summer

f. Foundation Plantings

JCO recommended that "Tree Box" in its round form and English Ivy trained in wire guards be used to screen the cellar windows.

g. Other trees for use in the interior of the site:

JCO recommended that the following trees be included in the plantings for the service courts.

- 4-6 Cherries
- 4 Pears
- 2 Plums
- 2 Apples
- 4 American Chestnuts
- 6 Common Holly

JCO suggested that "a few tall growing trees could be used in the middle of the 'lawn' but located so that they do not obstruct views."

h. Roses and Other Flowers

JCO suggested roses only be planted in the service yard and that irregular beds of perennials could be added to the shrub masses.

B. APPROVED PLANT LIST

Significant plants that were introduced at the time of the Olmsted Design but should be permitted as replacement plantings in the future.

1. Small Trees

Vine Maples

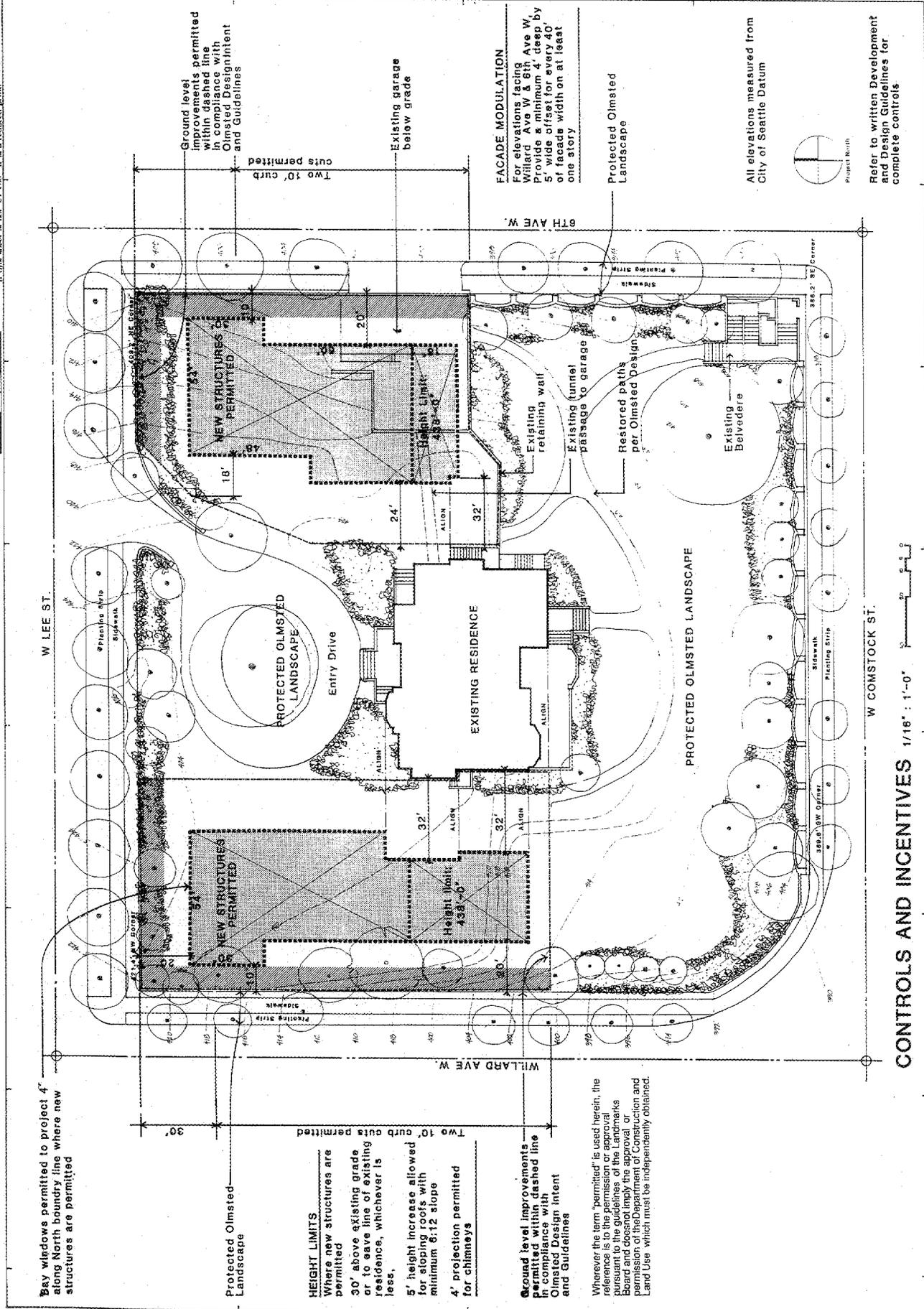
2. Large Trees

Copper Beech
Atlas Cedar
Douglas Fir
Giant Sequoia
Port Orford Cedar
Spruce
Western Red Cedar
Norway Maple
Birch
Pine

3. Shrubs

Forsythia
Lilac
Laurel
Mahonia
Privet
Boxwood
Hydrangea
Rosa
Viburnum
Yew
Currant

F&ED
63.19



Bay windows permitted to project 4" along North boundary line where new structures are permitted

Protected Olmsted Landscape

HEIGHT LIMITS

- Where new structures are permitted
- 30' above existing grade or to eave line of existing residence, whichever is less,
- 5' height increase allowed for sloping roofs with minimum 6:12 slope
- 4' projection permitted for chimneys

Ground level improvements permitted within dashed line in compliance with Olmsted Design Intent and Guidelines

Wherever the term "permitted" is used herein, the reference is to the permission or approval pursuant to the guidelines of the Landmarks Board and does not imply the approval or permission of the Department of Construction and Land Use which must be independently obtained.

FAÇADE MODULATION
For elevations facing Willard Ave W & 8th Ave W, Provide a minimum 4' deep by 5' wide offset for every 40' of facade width on at least one story

Protected Olmsted Landscape

All elevations measured from City of Seattle Datum

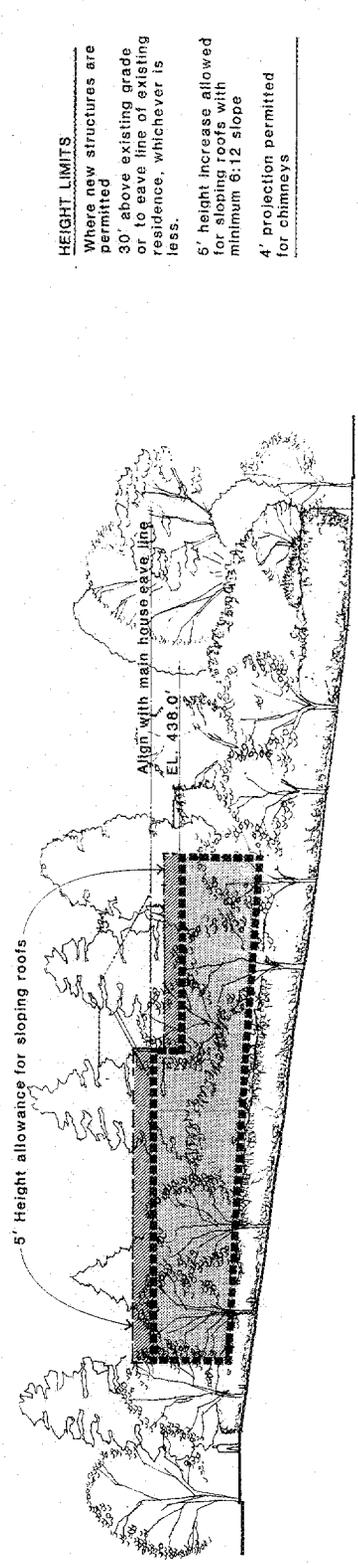


Refer to written Development and Design Guidelines for complete controls

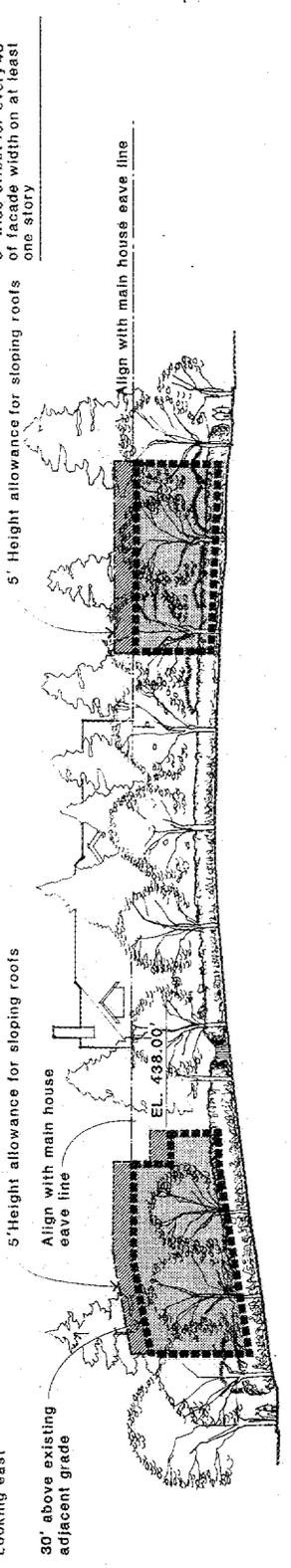
CONTROLS AND INCENTIVES 1/16" = 1'-0"

All rights reserved. Material may not be reproduced in any form without permission of The Blackman Architects.

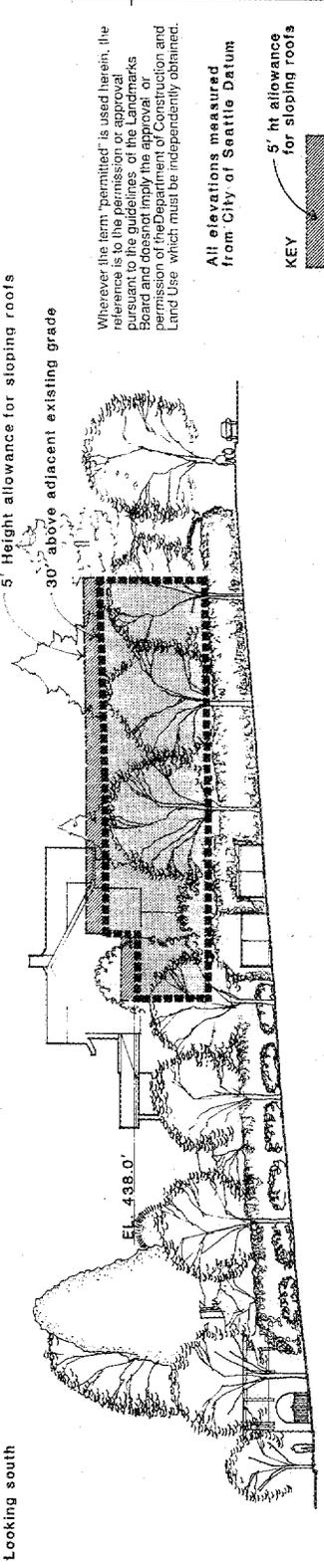
If this sheet is not 24" x 36" it is a reduced print.



WILLARD AVENUE WEST
Looking east



WEST LEE ST.
Looking south



6TH AVENUE WEST
Looking west
CONTROLS AND INCENTIVES 1/16" = 1'-0"

Refer to written Development and Design Guidelines for complete controls

HEIGHT LIMITS

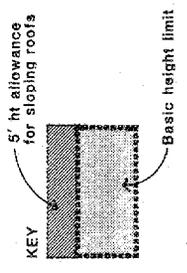
- Where new structures are permitted
- 30' above existing grade or to eave line of existing residence, whichever is less.
- 5' height increase allowed for sloping roofs with minimum 6:12 slope
- 4' projection permitted for chimneys

FACADE MODULATION

- For elevations facing Willard Ave W & 6th Ave W, provide a minimum 4' deep by 5' wide offset for every 40' of facade width on at least one story

Wherever the term "permitted" is used herein, the reference is to the permission or approval of the Planning Board and does not imply the approval or permission of the Department of Construction and Land Use, which must be independently obtained.

All elevations measured from City of Seattle Datum



THE BLACK MANSION
ARCHITECTS
1100 1ST AVE
SEATTLE, WA 98101
TEL: 325-0082

CONTROLS AND INCENTIVES FOR THE BLACK MANSION
615 W Lee St
Seattle, WA
13 OCT 1993
Project No 1220

Site Elevations
2

All rights reserved. Material may not be reproduced in any form without permission of the copyright holder.

TIME AND DATE STAMP

*** IT IS ASSUMED YOU ARE WILLING TO SPONSOR THIS LEGISLATION. IF NOT, PLEASE RETURN TO THE COUNCIL PRESIDENT'S OFFICE.

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

25670
City of Seattle

—ss.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

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

Ord: 115036

was published on

05/01/90

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

C. Powell

Subscribed and sworn to before me on

MAY 1 1990

Leslie Ray

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 11822

AN ORDINANCE relating to historic preservation, imposing controls upon the C. H. Black House and Gardens, 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 25.12 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on April 7, 1981, voted to approve the nomination of the C. H. Black House and Gardens at 615 West Lee Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 15, 1982, the Board voted to approve the designation of the C. H. Black House and Gardens as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 1989, 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 C. H. Black House and Gardens more particularly described as:

Lots 1-10, Block 31 of Cowstock's Supplementary Addition to the City of Seattle according to plat thereof recorded in Volume 7 of plats, page 32, records of King County, Washington

as a landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

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

is hereby acknowledged, and the C. H. Black House and Gardens is hereby declared a Landmark.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

1. Any exterior alterations or additions to the existing house, including the porches on the south and west sides, and including demolition.
2. Any alterations, additions to, or removal of major site design* elements including but not limited to:
 - a. Views to and from the property;
 - b. "The streetscape": sidewalk, plantings, walls and the location and size of open spaces adjacent to them;
 - c. The site details such as the walls, driveways, belveders, garage, trees, plantings, and fences;
 - d. The large open lawn area south of the house.

* "Site design" shall refer to all exterior design elements and characteristics including but not limited to porches, gardens, lawns, streetscape and all detail landscape elements.

3. Any new construction on the site.

The Landmarks Preservation Board on November 1, 1989, formally adopted as part of the controls an incentives agreement entitled the Development and Design Review Guidelines for the C. H. Black House and Gardens for its use in reviewing and making decisions on Certificate of Approval applications for this property (Attachment "A"). Certificates of Approval will be approved by the Board when the proposed alterations are consistent with these guidelines.

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

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

- 1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26, or 23.45.134 Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

- 2) Building and Energy Code exceptions on an application basis.

- 3) Historic Preservation Special Tax Valuation (Chapter 24.36 RCW) to all Seattle landmarks subject to controls imposed by a designation ordinance on an application basis.

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 C. H. Black House and Gardens is hereby added to the Table of Historical Landmarks contained in Chapter 25.12 of the Seattle Municipal Code.

Section 6. 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, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Passed by the City Council the 18th day of April, 1990, and signed by me in open session in authentication of its passage this 18th day of April, 1990.

PAUL KRAABEL

President of the City Council

Approved by me this 20th day of April, 1990.

NORMAN B. RICE

Mayor

Filed by me this 20th day of April, 1990.

Attest: NORWARD J. BROOKS,

City Comptroller and City Clerk

(Seal) By THERESA DUNBAR,

Deputy Clerk

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk

Date of official publication in Daily Journal of Commerce, Seattle, May 1, 1990

(25876)