

ORDINANCE No. 118237

COUNCIL BILL No. 111346

INDEXED

The City

AN ORDINANCE relating to historic preservation; imposing controls upon the Log House Museum, 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.

OK

Honorable President:

Your Committee on _____

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

COMPTROLLER FILE No. _____

Introduced: AUG - 5 1996	By: DRAGO
Referred: AUG - 5 1996	To: Business, Economic & Community Development
Referred:	To: Committee
Referred:	To:
Reported: AUG 12 1996	Second Reading: AUG 12 1996
Third Reading: AUG 12 1996	Signed: AUG 12 1996
Presented to Mayor: AUG 13 1996	Approved: AUG 16 1996
Returned to City Clerk: AUG 16 1996	Published: full 16-C 4pp
Vetoad by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

REC

Full

Law Department

The City of Seattle--Legislative Department

INDEXED

Date Reported
and Adopted

REPORT OF COMMITTEE

Committee President:

Committee on

which was referred the within Council Bill No.

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

BECA Committee Report 2-0

Full Council vote 6-0

Jan Arago

Committee Chair

ORDINANCE 118237

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

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

15
16 WHEREAS, the Landmarks Preservation Board after a public
17 hearing on September 6, 1995, voted to approve the
18 nomination of the Log House Museum at 3003 61st Avenue
19 S.W. in Seattle as a Landmark under SMC Chapter 25.12;
20 and

21
22 WHEREAS, after a public hearing on October 18, 1995, the Board
23 voted to approve the designation of the Log House Museum
24 as a Landmark under SMC Chapter 25.12; and

25
26 WHEREAS, on February 21, 1996, the Board and the owners of the
designated property agreed to controls and incentives;
and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. The designation by the Landmarks
Preservation Board of the Log House Museum, more particularly
described as:

Lots 1 and 2, Block B, of Sea Shore Add. to Alki Point,
as recorded in Volume 15 of Plats, Page 28, King County,
Washington.

1 as a Landmark based upon satisfaction of the following standards of
2 SMC Section 25.12.350:

- 3 C. It is associated in a significant way with a significant
4 aspect of the cultural, political, or economic heritage
5 of the community, city, state or nation.
- 6 D. It embodies the distinctive visible characteristics of an
7 architectural style, or period, or of a method of
8 construction.
- 9 F. 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;

10 is hereby acknowledged.

11 **Section 2. CONTROLS.** The following controls are hereby
12 imposed on the features and characteristics of the Log House
13 Museum, that were designated in the Report on Designation by the
14 Board for preservation:

- 15 A. Except as provided in subsection B and C, below, a
16 Certificate of Approval must be obtained from the
17 Landmarks Preservation Board pursuant to SMC 25.12.670 et
18 seq., or the time for denying an application for a
19 Certificate of Approval must have expired, before the
20 owners may make alterations or significant changes to the
entire exterior of the building, including the roof and
excluding the rear kitchen addition; the first floor
interior, excluding the kitchen and bathroom; and the
site, excluding minor plantings and the existing
garage/shed (See Attachment A).
- 21 B. If after examination of plans and specifications the
22 Historic Preservation Officer determines that any of the
23 following exterior alterations are consistent with the
24 purposes of the Landmarks Preservation Ordinance, the
25 Historic Preservation Officer may approve the alteration
without need for further action by the Board: the
26 addition or elimination of ducts, conduits, HVAC vents,
grilles, fire escapes, pipes, wiring and other similar

1 mechanical elements necessary for the normal operation of
2 the building. If the Historic Preservation Officer
3 disapproves such alterations, the owners may submit
4 revised plans and specifications to the Historic
5 Preservation Officer or may apply to the Board for a
6 Certificate of Approval for the alterations.

7 C. The Landmarks Preservation Board acknowledges that the
8 following features are not original at the time of
9 designation, and that the owner may apply for
10 Certificates of Approval for alterations to these
11 features (See Attachment B):

- 12 1. The concrete stairs at the north entry porch.
- 13 2. The interior fireplace.

14 D. No Certificate of Approval shall be required, and any
15 changes may be permitted without further review, for any
16 in-kind maintenance or repairs of the features noted in
17 A, above.

18 **Section 3. INCENTIVES**

19 A. Economic incentives may be made available as set forth in
20 the Controls and Incentives Agreement between the Owner and the
21 Board, as they become available in the future.

22 B. SMC Title 23 provides for authorization of uses not
23 normally permitted in a particular zoning classification by means
24 of an administrative conditional use.

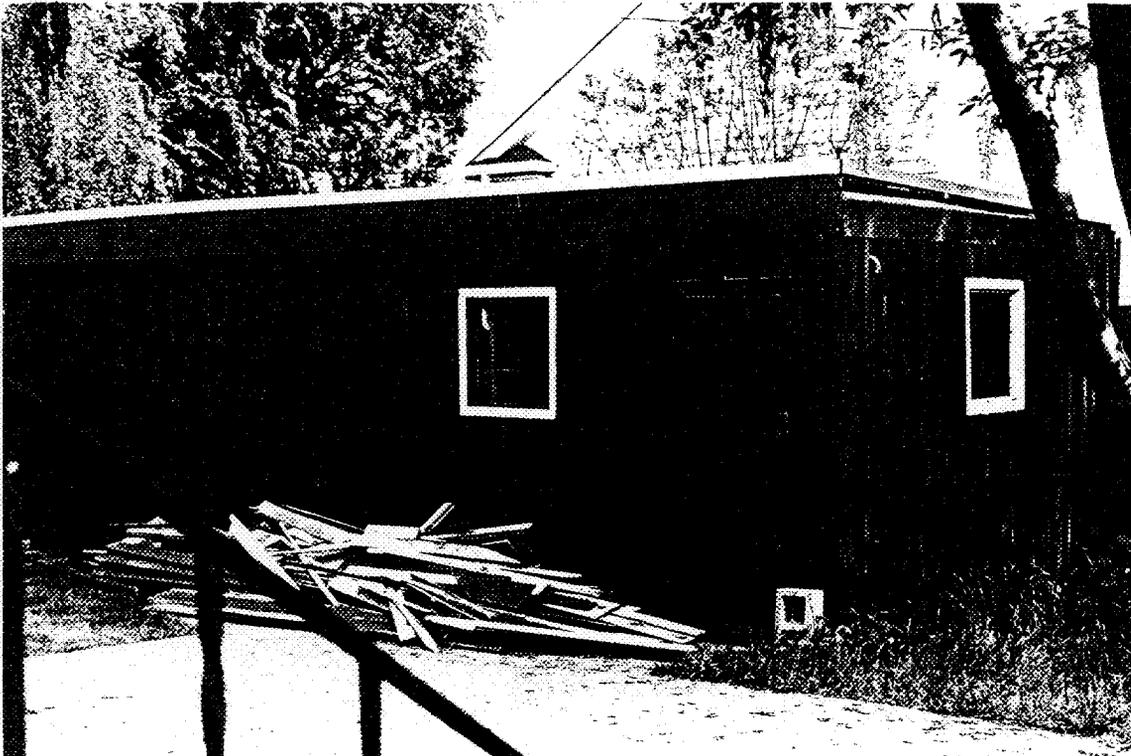
25 **Section 4.** Enforcement of this Ordinance and penalties for
26 its violation shall be as provided in Section 25.12.910 of the
Seattle Municipal Code.

Section 5. The Log House Museum and its site are hereby added
to the Table of Historical Landmarks contained in Chapter 25.32 of
the Seattle Municipal Code.

ATTACHMENT A
CONTROLS & INCENTIVES AGREEMENT
LOG HOUSE MUSEUM
3003 61st Avenue SW



Log House Museum
Kitchen Addition; southwest corner



Log House Museum
Garage/Shed

**ATTACHMENT B
CONTROLS & INCENTIVES AGREEMENT
LOG HOUSE MUSEUM
3003 61st Avenue SW**



Log House Museum
Interior fireplace



Log House Museum
North elevation showing
concrete stairs at entry
porch



The City of Seattle

Landmarks Preservation Board

700 Third Avenue · 4th floor · Seattle, Washington 98104 · (206)684-0228

July 16, 1996

LPB 134/96

Councilmember Jan Drago
President, Seattle City Council
1100 Municipal Building
Seattle, WA 98104

Dear Councilmember Drago:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Business, Economic and Community Development Committee and the City Council:

Fir Lodge/Alki Homestead Restaurant, 2717 61st Ave SW
Log House Museum, 3003 61st Avenue SW
Lyon Building, 607 3rd Avenue

Controls and Incentives Agreements have been signed with the property owners and have been approved by the Landmarks Preservation Board.

Please contact Elizabeth Chave at 684-0380 if you have any questions. Thank you.

Sincerely,

Melba Caliano
Chair, Landmarks Preservation Board

Enclosures

9608281389 01:54:00 PM 08/18/96 11:30

ORDINANCE 118237

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

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

WHEREAS, the Landmarks Preservation Board after a public hearing on September 6, 1995, voted to approve the nomination of the Log House Museum at 3003 61st Avenue S.W. in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 18, 1995, the Board voted to approve the designation of the Log House Museum as a Landmark under SMC Chapter 25.12; and

WHEREAS, on February 21, 1996, the Board and the owners of the designated property agreed to controls and incentives; and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION. The designation by the Landmarks Preservation Board of the Log House Museum, more particularly described as:

Lots 1 and 2, Block B, of Sea Shore Add. to Alki Point, as recorded in Volume 15 of Plats, Page 28, King County, Washington.

9608281389

1 as a Landmark based upon satisfaction of the following standards of
2 SMC Section 25.12.350:

- 3 C. It is associated in a significant way with a significant
4 aspect of the cultural, political, or economic heritage
5 of the community, city, state or nation.
- 6 D. It embodies the distinctive visible characteristics of an
7 architectural style, or period, or of a method of
8 construction.
- 9 F. Because of its prominence of spatial location, contrasts
10 of siting, age, or scale, it is an easily identifiable
11 visual feature of its neighborhood or the city and
12 contributes to the distinctive quality or identity of
13 such neighborhood or the city;

14 is hereby acknowledged.

15 Section 2. CONTROLS. The following controls are hereby
16 imposed on the features and characteristics of the Log House
17 Museum, that were designated in the Report on Designation by the
18 Board for preservation:

- 19 A. Except as provided in subsection B and C, below, a
20 Certificate of Approval must be obtained from the
21 Landmarks Preservation Board pursuant to SMC 25.12.670 et
22 seq., or the time for denying an application for a
23 Certificate of Approval must have expired, before the
24 owners may make alterations or significant changes to the
25 entire exterior of the building, including the roof and
26 excluding the rear kitchen addition; the first floor
interior, excluding the kitchen and bathroom; and the
site, excluding minor plantings and the existing
garage/shed (See Attachment A).
- B. If after examination of plans and specifications the
Historic Preservation Officer determines that any of the
following exterior alterations are consistent with the
purposes of the Landmarks Preservation Ordinance, the
Historic Preservation Officer may approve the alteration
without need for further action by the Board: the
addition or elimination of ducts, conduits, HVAC vents,
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7 C. The Landmarks Preservation Board acknowledges that the
8 following features are not original at the time of
9 designation, and that the owner may apply for
10 Certificates of Approval for alterations to these
11 features (See Attachment B):

- 12 1. The concrete stairs at the north entry porch.
- 13 2. The interior fireplace.

14 D. No Certificate of Approval shall be required, and any
15 changes may be permitted without further review, for any
16 in-kind maintenance or repairs of the features noted in
17 A, above.

18 **Section 3. INCENTIVES**

19 A. Economic incentives may be made available as set forth in
20 the Controls and Incentives Agreement between the Owner and the
21 Board, as they become available in the future.

22 B. SMC Title 23 provides for authorization of uses not
23 normally permitted in a particular zoning classification by means
24 of an administrative conditional use.

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

Section 5. The Log House Museum and its site are hereby added
to the Table of Historical Landmarks contained in Chapter 25.32 of
the Seattle Municipal Code.

9608281389

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

6 Section 7. This ordinance shall take effect and be in force
7 thirty (30) days from and after its approval by the Mayor, but if
8 not approved and returned by the Mayor within ten (10) days after
9 presentation, it shall take effect as provided by Municipal Code
10 Section 1.04.020.

11 Passed by the City Council the 12 day of August,
12 1996, and signed by me in open session in authentication of its
13 passage this 12 day of August, 1996.

14
15 Jean O'Keefe
President of the City Council

16 Approved by me this 16 day of August, 1996.

17
18 Norman B. Rice
Mayor

19
20 Filed by me this 16 day of August, 1996.

21
22 Judith E. Pippin
City Clerk

23 (Seal)

68C1828096

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF Ordinance 118237

AS THE SAME APPEARS ON FILE, AND OF RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
THE SEAL TO THE CITY OF SEATTLE, this 20th day of Aug, 1996

JUDITH E. PIPPIN
CITY CLERK

By: Margaret Carter
DEPUTY CLERK

TIME AND DATE STAMP

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:

Law Prago

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

71524
City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

Affidavit of Publication

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

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

CT:ORD 118237

was published on

08/22/96

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

Subscribed and sworn to before me on

08/22/96

Notary Public for the State of Washington
residing in Seattle

City of Seattle

ORDINANCE 118237

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

WHEREAS, the Landmarks Preservation Board after a public hearing on September 6, 1996, voted to approve the nomination of the Log House Museum at 3003 61st Avenue S. W. in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 18, 1996, the Board voted to approve SMC 25.32 which provides an exception of use not normally permitted in a particular zoning classification by means of an administrative conditional use.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.010 of the Seattle Municipal Code.

Section 5. The Log House Museum and its site are 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, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 12th day of August, 1996, and signed by me in open session in authentication of its passage this 12th day of August, 1996.

JAN DRAGO

President of the City Council

Approved by me this 16th day of August, 1996.

NORMAN B. RICE

Mayor

Filed by me this 16th day of August, 1996.

(Seal) JUDITH E. PIPPIN

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, August 22, 1996.

9/22(71824)

The Boulevard, Clark Henry E. 1440
Ginnard Blvd # 30 Issaquah 98027
Timber Sara J. 430 9th Ave. Kirkland
98033