

Ordinance No. 124236

Council Bill No. 1178401

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, 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.

Related Legislation File: Clerk File 313132

| | |
|---|---|
| Date Introduced and Referred: <u>7.15.13</u> | To: (committee): <u>Economic Resiliency and Regional Relations</u> |
| Date Re-referred: | To: (committee): |
| Date Re-referred: | To: (committee): |
| Date of Final Action: <u>7-22-13</u> | Date Presented to Mayor: <u>7-23-13</u> |
| Date Signed by Mayor: <u>7/31/13</u> | Date Returned to City Clerk: <u>7/31/13</u> |
| Published by Title Only <input checked="" type="checkbox"/> | Date Vetoed by Mayor: |
| Published in Full Text <input type="checkbox"/> | Date Passed Over Veto: |
| Date Veto Published: | Date Returned Without Signature: |

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: [Signature]

Committee Action:

| Date | Recommendation | Vote |
|----------------|----------------|-----------------------|
| <u>7-16-13</u> | <u>PASS</u> | <u>RC, SC 2-0</u> |

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

Full Council Action:

| Date | Decision | Vote |
|----------------|---------------|------------|
| <u>7-22-13</u> | <u>Passed</u> | <u>9-0</u> |

Law Department

CITY OF SEATTLE
ORDINANCE 124236
COUNCIL BILL 117840

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, 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 having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on September 5, 2012, voted to approve the nomination of the improvement located at 1600 East John Street and the site on which the improvement is located (which collectively are referred to as "1600 East John Street" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 17, 2012 the Board voted to approve the designation of 1600 East John Street under SMC Chapter 25.12; and

WHEREAS, on January 16, 2013, 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 SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 1600 East John Street and the site on which the improvement is located (which collectively are referred to as "1600 East John Street" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. 1600 East John Street is located on the property legally
2 described as:

3 Lots 4, 5, and 6, Block 6, D.M. Crane Addition, according to the plat thereof,
4 recorded in Volume 4 of Plats, page 71 in King County, Washington.

5 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
6 the following specific features or characteristics of 1600 East John Street are designated:

- 7 1. The exterior of the improvement known as 1600 East John Street.
8
9 2. The following portions of the interior of the improvement known as 1600 East
10 John Street: the lobby and circular stair within the northwest turret.
11
12 3. The site consisting of the property described in subsection 1.A on which the
13 improvement known as 1600 East John Street is located.

14 C. Basis of Designation. The designation was made because 1600 East John Street is
15 more than 25 years old, has significant character, interest or value as a part of the development,
16 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to
17 convey its significance, and satisfies the following from SMC 25.12.350:

- 18 1. It embodies the distinctive visible characteristics of an architectural style, or
19 period, or of a method of construction (SMC 25.12.350.D).
20
21 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

22 Section 2. CONTROLS: The following controls are hereby imposed on the features or
23 characteristics of 1600 East John Street that were designated by the Board for preservation:

24 A. Certificate of Approval Process.
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1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the improvement known as 1600 East John Street.
 - b. The following portions of the interior of the improvement known as 1600 East John Street: the lobby and circular stair within the northwest turret.
 - c. The site consisting of the property described in subsection 1.A on which the improvement known as 1600 East John Street is located.
2. No Certificate of Approval is required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection 2.A.1 of this ordinance.
 - b. Temporary and ADA signage.
 - c. Installation, removal or alterations of non-original interior light fixtures.
 - d. Removal/addition of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground, shrubs, perennials and annuals.
 - e. Installation, removal or alteration of temporary site furnishings, including benches, and movable planter boxes.
 - f. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.



1 B. City Historic Preservation Officer Approval Process.

- 2 1. The City Historic Preservation Officer (CHPO) may review and approve
3 alterations or significant changes to the features or characteristics listed in
4 subsection 2.B.3 of this ordinance according to the following procedure:
- 5 a. The owner shall submit to the CHPO a written request for the alterations or
6 significant changes, including applicable drawings or specifications.
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8 b. If the CHPO, upon examination of submitted plans and specifications,
9 determines that the alterations or significant changes are consistent with the
10 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
11 significant changes without further action by the Board.
12
13 c. If the CHPO does not approve the alterations or significant changes, the
14 owner may submit revised materials to the CHPO, or apply to the Board for a
15 Certificate of Approval under SMC Chapter 25.12.
- 16 2. The CHPO shall transmit a written decision on the owner's request to the owner
17 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
18 written decision constitutes approval of the request.
- 19 3. CHPO approval of alterations or significant changes to the features or
20 characteristics listed in subsection 2.A.1 of this ordinance is available for the
21 following:
- 22 a. For the specified features and characteristics of the building, the addition or
23 elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and
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1 other similar wiring or mechanical elements necessary for the normal
2 operation of the building.

- 3 b. Installation, removal, or alterations of exterior light fixtures, including exterior
4 security lighting, and security system equipment.
5 c. Signage other than signage excluded in Section 2.A.2.b.
6 d. Installation, removal or alterations of exterior door hardware.
7 e. Floor coverings in the northwest turret.
8 f. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
9 above ground.
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12 Section 3. INCENTIVES. The following incentives are hereby granted on the features or
13 characteristics of 1600 East John Street that were designated by the Board for preservation:

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

16 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
17 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant
18 to the applicable provisions thereof.
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20 C. Special tax valuation for historic preservation may be available under RCW
21 Chapter 84.26 upon application and compliance with the requirements of that statute.

22 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
23 parking requirements for uses permitted in a designated Landmark structure, may be permitted
24 pursuant to SMC Title 23.
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1 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
2 SMC 25.12.910.

3 Section 5. 1600 East John Street is hereby added alphabetically to Section I, Residences,
4 of 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 Department of Planning and Development. The CHPO is
8 directed to provide a certified copy of the ordinance to the owner of the landmark.
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10 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
11 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
12 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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Passed by the City Council the 22nd day of July, 2013, and
signed by me in open session in authentication of its passage this
22nd day of July, 2013.



President _____ of the City Council

Approved by me this 31st day of July, 2013.



Michael McGinn, Mayor

Filed by me this 31st day of July, 2013.



Monica Martinez Simmons, City Clerk

(Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|-----------------------------|------------------------------|------------------------------|
| Department of Neighborhoods | Erin Doherty/206-684-0380 | Forrest Longman/206-684-0331 |

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

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

Background:

The Anhalt Apartment was built in 1930-31 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 interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

X This legislation does not have any financial implications.

Other Implications:

- a) Does the legislation have indirect financial implications, or long-term implications?
No.
- b) What is the financial cost of not implementing the legislation?
None.
- c) Does this legislation affect any departments besides the originating department?
No.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?
None.



e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes.

h) Other Issues:

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Anhalt Apartment Building at 1600 East John Street

Erin Doherty/jom
DON 1600 East John Street Landmark Designation Exhibit A
April 25, 2013
Version #1



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





City of Seattle
Office of the Mayor

June 11, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Anhalt Apartment Building at 1600 East John Street as a historic landmark, imposes controls, grants incentives and adds the Anhalt Apartment Building to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and the interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, Department of Neighborhoods at 206-684-0380.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



STATE OF WASHINGTON -- KING COUNTY

--SS.

301404
CITY OF SEATTLE, CLERKS OFFICE

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.

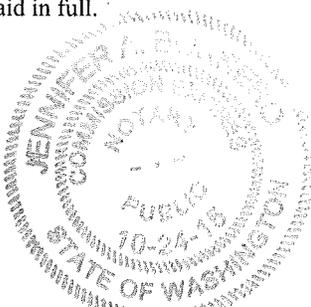
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124227-124237 TITLE

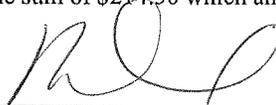
was published on

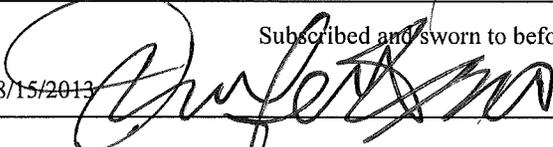
08/15/13

The amount of the fee charged for the foregoing publication is the sum of \$214.50 which amount has been paid in full.



Affidavit of Publication



Subscribed and sworn to before me on
08/15/2013 

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on July 22, 2013, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124227

AN ORDINANCE relating to historic preservation, imposing controls upon the Ballard Carnegie Free Public Library Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 124228

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent of Parks and Recreation to grant and convey easement rights under portions of Rainbow Point Park to the Central Puget Sound Regional Transit Authority for the purposes of installing, repairing, maintaining, and operating tunnels for light rail service, and to accept payment therefor; and finding that the grant of a permanent subsurface easement meets the requirements of Ordinance 118477, adopting Initiative 42.

ORDINANCE NO. 124229

AN ORDINANCE relating to the "Agreement for Sewage Disposal" between the City of Seattle and the Municipality of Metropolitan Seattle dated January 26, 1961, and amended by "Supplemental Agreement No. 2" executed February 15, 1962; authorizing the Director of Seattle Center to convey an easement to King County through Seattle Center land in partial satisfaction of City of Seattle obligations under the "Agreement for Sewage Disposal".

ORDINANCE NO. 124230

AN ORDINANCE relating to revenues generated from the use of school zone fixed automated traffic cameras; creating a fund for depositing such revenues; and adopting financial policies for the City of Seattle governing the fund.

ORDINANCE NO. 124231

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the acquisition of a portion of the real property commonly known as the Port of Seattle's West Yard; authorizing the acceptance and recording of the deed for open space, park and recreation purposes; authorizing the 2008 Parks and Green Spaces Levy Oversight Committee to perform all functions of the 2000 Neighborhood Parks, Green Spaces, Trails, and Zoo Levy; deleting a project from the Acquisition Category and a project from the Development Category of the 2000 Neighborhood Parks, Green Spaces, Trails, and Zoo Levy; reallocating funds to the Opportunity Fund categories of the 2000 Neighborhood Parks, Green Spaces, Trails, and Zoo Levy and the 2008 Parks Levy; abandoning certain appropriations to the Department of Parks and Recreation effective as of January 1, 2013; increasing the appropriations to the Department of Parks and Recreation in the 2013 Adopted Budget; amending the 2013-2018 Adopted Capital Improvement Program; and ratifying and confirming certain prior acts; all by three-fourths vote of the City Council.

ORDINANCE NO. 124232

AN ORDINANCE relating to the Department of Finance and Administrative Services; amending Ordinance 121969 regarding the grant of an easement to Puget Sound Energy for a nonexclusive easement over, under, through, across and upon a portion of the property known as the Joint Training Facility, located at 9401 Myers Way South.

ORDINANCE NO. 124233

AN ORDINANCE relating to City employment and the 2013 Adopted Budget; authorizing the execution of a collective bargaining agreement between the City of Seattle and the Seattle Police Officers' Guild to be effective January 1, 2011 through December 31, 2014; authorizing the execution of memoranda of understanding between the City of Seattle and the Seattle Police Officers' Guild; amending Ordinance 124058 by increasing appropriations to the Police Department for providing the 2012 and 2013 payments therefor; and ratifying and confirming prior acts.

ORDINANCE NO. 124234

AN ORDINANCE relating to City employment, adopting a 2013 Citywide Position List.

ORDINANCE NO. 124235

AN ORDINANCE relating to the Downtown Parking and Business Improvement Area (known as the Metropolitan Improvement District); amending Ordinance 124176 to correct a technical error in the special assessment rate schedule; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124236

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 124237

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

Date of publication in the Seattle Daily Journal of Commerce, August 15, 2013.

8/15(301404)

of affidavit

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728

FILED
CITY OF SEATTLE

2014 JAN 28 AM 10: 25

CITY CLERK



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SEATTLE CITY C ORD-RER 79.00
PAGE-001 OF 008
08/09/2013 09:08
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. City of Seattle Ordinance No. 124236

Grantor(s)

City of Seattle

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

Public,

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

Additional legal on page ___ of document

Lots 4, 5 and 6, Block 6, D.M. Crane Addition, according to the plat thereof, recorded in Volume 4 of Plats, Page 71, in King County, Washington.

Assessor's Property Tax Parcel/Account Number

1806900395

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

CITY OF SEATTLE
ORDINANCE 124236
COUNCIL BILL 117848

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt
5 Apartment Building at 1600 East John Street, a landmark designated by the Landmarks
6 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to
7 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal
8 Code.

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

13 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on September 5,
14 2012, voted to approve the nomination of the improvement located at 1600 East John
15 Street and the site on which the improvement is located (which collectively are referred
16 to as "1600 East John Street" for the purposes of this ordinance), for designation as a
17 landmark under SMC Chapter 25.12; and

18 WHEREAS, after a public meeting on October 17, 2012 the Board voted to approve the
19 designation of 1600 East John Street under SMC Chapter 25.12; and

20 WHEREAS, on January 16, 2013, the Board and the owner of the designated landmark agreed to
21 controls and incentives; and

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

24 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

25 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
26 Landmarks Preservation Board (Board) of the improvement located at 1600 East John Street and
27 the site on which the improvement is located (which collectively are referred to as "1600 East
28 John Street" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. 1600 East John Street is located on the property legally
2 described as:

3 Lots 4, 5, and 6, Block 6, D.M. Crane Addition, according to the plat thereof,
4 recorded in Volume 4 of Plats, page 71 in King County, Washington.

5 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
6 the following specific features or characteristics of 1600 East John Street are designated:

- 7
- 8 1. The exterior of the improvement known as 1600 East John Street.
 - 9 2. The following portions of the interior of the improvement known as 1600 East
10 John Street: the lobby and circular stair within the northwest turret.
 - 11 3. The site consisting of the property described in subsection 1.A on which the
12 improvement known as 1600 East John Street is located.

13 C. Basis of Designation. The designation was made because 1600 East John Street is
14 more 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
- 18 1. It embodies the distinctive visible characteristics of an architectural style, or
19 period, or of a method of construction (SMC 25.12.350.D).
 - 20 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

21 Section 2. CONTROLS: The following controls are hereby imposed on the features or
22 characteristics of 1600 East John Street that were designated by the Board for preservation:
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24 A. Certificate of Approval Process.
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1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the improvement known as 1600 East John Street.
 - b. The following portions of the interior of the improvement known as 1600 East John Street: the lobby and circular stair within the northwest turret.
 - c. The site consisting of the property described in subsection 1.A on which the improvement known as 1600 East John Street is located.
 2. No Certificate of Approval is required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection 2.A.1 of this ordinance.
 - b. Temporary and ADA signage.
 - c. Installation, removal or alterations of non-original interior light fixtures.
 - d. Removal/addition of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground, shrubs, perennials and annuals.
 - e. Installation, removal or alteration of temporary site furnishings, including benches, and movable planter boxes.
 - f. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.



1 B. City Historic Preservation Officer Approval Process.

- 2 1. The City Historic Preservation Officer (CHPO) may review and approve
3 alterations or significant changes to the features or characteristics listed in
4 subsection 2.B.3 of this ordinance according to the following procedure:
- 5 a. The owner shall submit to the CHPO a written request for the alterations or
6 significant changes, including applicable drawings or specifications.
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8 b. If the CHPO, upon examination of submitted plans and specifications,
9 determines that the alterations or significant changes are consistent with the
10 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
11 significant changes without further action by the Board.
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13 c. If the CHPO does not approve the alterations or significant changes, the
14 owner may submit revised materials to the CHPO, or apply to the Board for a
15 Certificate of Approval under SMC Chapter 25.12.
- 16 2. The CHPO shall transmit a written decision on the owner's request to the owner
17 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
18 written decision constitutes approval of the request.
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20 3. CHPO approval of alterations or significant changes to the features or
21 characteristics listed in subsection 2.A.1 of this ordinance is available for the
22 following:
- 23 a. For the specified features and characteristics of the building, the addition or
24 elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and
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1 other similar wiring or mechanical elements necessary for the normal
2 operation of the building.

3 b. Installation, removal, or alterations of exterior light fixtures, including exterior
4 security lighting, and security system equipment.

5 c. Signage other than signage excluded in Section 2.A.2.b.

6 d. Installation, removal or alterations of exterior door hardware.

7 e. Floor coverings in the northwest turret.

8 f. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
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12 Section 3. INCENTIVES. The following incentives are hereby granted on the features or
13 characteristics of 1600 East John Street that were designated by the Board for preservation:

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

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

19 C. Special tax valuation for historic preservation may be available under RCW
20 Chapter 84.26 upon application and compliance with the requirements of that statute.
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22 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
23 parking requirements for uses permitted in a designated Landmark structure, may be permitted
24 pursuant to SMC Title 23.
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1
2 Passed by the City Council the 22nd day of July, 2013, and
3 signed by me in open session in authentication of its passage this
4 22nd day of July, 2013.

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6 
7 President _____ of the City Council

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9 Approved by me this 31st day of July, 2013.

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11 
12 Michael McGinn, Mayor

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14 Filed by me this 31st day of July, 2013.

15
16 
17 Monica Martinez Simmons, City Clerk

18 (Seal)

19 State of Washington,
20 County of King

21 I, Janet Polata certify that this is a true and correct
22 copy of Ordinance No. 124236 on file in the records
23 of the City.



24 signed by J. Polata
25 signature
26 Title: Legislative Information Specialist
27 Date: August 8, 2013

