

Ordinance No. 124246

Council Bill No. 117825

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

Related Legislation File: Clk File 313128

Date Introduced and Referred: <u>7.5.13</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>8/5/13</u>	Date Presented to Mayor: <u>8/6/13</u>
Date Signed by Mayor: <u>08-13-13</u>	Date Returned to City Clerk: <u>08-13-13</u>
Published by Title Only <u>X</u>	Date Vetoed by Mayor:
Published in Full Text	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Sam Slom

Committee Action:

Date	Recommendation	Vote
<u>7-30-13</u>	<u>PASS</u> <u>COAFIT M</u>	<u>56⁵ / 2-0</u>

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

Full Council Action:

Date	Decision	Vote
<u>Aug. 5, 2013</u>	<u>Passed</u>	<u>8-0 (excused: Burgess)</u>

Law Department

CITY OF SEATTLE
ORDINANCE 124246
COUNCIL BILL 117825

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Charles P. Dose
5 House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12
6 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks
7 contained in Chapter 25.32 of the Seattle Municipal Code.

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

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 7,
13 2012, voted to approve the nomination of the improvement located at 2121 31st Avenue
14 South and the site on which the improvement is located (which collectively are referred
15 to as the "Charles P. Dose House" for the purposes of this ordinance), for designation as a
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on December 19, 2012, the Board voted to approve the
18 designation of the Charles P. Dose House under SMC Chapter 25.12; and

19 WHEREAS, on April 3, 2013, the Board and the owner of the designated landmark agreed to
20 controls and incentives; and

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

23 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

24 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
25 Landmarks Preservation Board (Board) of the improvement located at 2121 31st Avenue South
26 and the site on which the improvement is located (which collectively are referred to as the
27 "Charles P. Dose House" for the purposes of this ordinance), is hereby acknowledged.
28



1 A. Legal Description. The Charles P. Dose House is located on the property legally
2 described as:

3 Lot 5 & south 7 feet of Lot 6 of Block 4 of C.P. Dose's Lake Washington
4 Addition Replat of Blks 4 & 5, according to the plat thereof recorded in Volume
5 15 of Plats, page 99, records of King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Charles P. Dose House are designated:
8

- 9 1. The site consisting of the property described in subsection 1.A on which the
10 improvement known as the Charles P. Dose House is located.
- 11 2. The exterior of the improvement known as the Charles P. Dose House.
- 12 3. The first and second floor interiors in the improvement known as the Charles P.
13 Dose House, excluding the kitchen, bedrooms, and bathrooms.

14 C. Basis of Designation. The designation was made because the Charles P. Dose
15 House is more than 25 years old, has significant character, interest or value as a part of the
16 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
17 ability to convey its significance, and satisfies the following from SMC 25.12.350:
18

- 19 1. It is associated in a significant way with the life of a person important in the
20 history of the City, State, or Nation (SMC 25.12.350.B).
- 21 2. It is associated in a significant way with a significant aspect of the cultural,
22 political, or economic heritage of the community, City, State, or Nation (SMC
23 25.12.350.C).



1 3. It embodies the distinctive visible characteristics of an architectural style, or
2 period, or of a method of construction (SMC 25.12.350.D).

3 4. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

4 Section 2. CONTROLS: The following controls are hereby imposed on the features or
5 characteristics of the Charles P. Dose House that were designated by the Board for preservation:

6 A. Certificate of Approval Process.

7
8 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
9 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
10 the time for denying a Certificate of Approval must have expired, before the
11 owner may make alterations or significant changes to the following specific
12 features or characteristics:

- 13 a. The site consisting of the property described in subsection 1.A on which the
14 improvement known as the Charles P. Dose House is located.
15
16 b. The exterior of the improvement known as the Charles P. Dose House.
17
18 c. The first and second floor interiors in the improvement known as the Charles
19 P. Dose House, excluding the kitchen, bedrooms, and bathrooms.

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

- 21 a. Any in-kind replacement, maintenance, or repairs of the features listed in
22 subsection 2.A.1.
23
24 b. Installation, removal, or alteration of the following landscape elements: trees
25 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;
26 perennials; and annuals.



- c. Installation, removal, or alteration of the following temporary site furnishings:
benches; movable planter boxes; and movable water features.
- d. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.
- e. Installation of floor coverings that do not damage the existing wood floors in the designated areas of the interior.
- f. Removal, replacement, or alteration of portions of the carpeted hallway on the second floor.
- g. Installation, removal, or alteration of temporary interior window coverings.
- h. Removal or alteration of non-original light fixtures in the designated areas of the interior.
- i. Installation of a rockery retaining wall at the northwest corner of the site, approximately 3 feet in height.
- j. Removal of the existing perimeter fence.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the



1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
2 significant changes without further action by the Board.

3 c. If the CHPO does not approve the alterations or significant changes, the
4 owner may submit revised materials to the CHPO, or apply to the Board for a
5 Certificate of Approval under SMC Chapter 25.12.

6
7 2. The CHPO shall transmit a written decision on the owner's request to the owner
8 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
9 written decision constitutes approval of the request.

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics listed in subsection 2.A.1 is available for the following:

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

17 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
18 above ground.

19 c. Installation, removal, or alteration of exterior light fixtures, exterior security
20 lighting, video cameras, and security system equipment.

21 d. Installation of a new perimeter fence.

22 e. Installation of communication equipment and solar panels.
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1 Section 3. INCENTIVES: The following incentives are hereby granted on the features
2 or characteristics of the Charles P. Dose House that were designated by the Board for
3 preservation:

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

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

9 C. Special tax valuation for historic preservation may be available under RCW
10 Chapter 84.26 upon application and compliance with the requirements of that statute.

11 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
12 parking requirements for uses permitted in a designated Landmark structure, may be permitted
13 pursuant to SMC Title 23.

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

16 Section 5. The Charles P. Dose House is hereby added alphabetically to Section I,
17 Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

18 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
19 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
20 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
21 directed to provide a certified copy of the ordinance to the owner of the landmark.



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

4 Passed by the City Council the 5th day of August, 2013, and
5 signed by me in open session in authentication of its passage this
6 5th day of August, 2013.

7
8 

9 President _____ of the City Council

10
11 Approved by me this 13th day of August, 2013.

12
13 

14 Michael McGinn, Mayor

15
16 Filed by me this 13th day of August, 2013.

17
18 
19 for Monica Martinez Simmons, City Clerk

20 (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 Charles P. Dose House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

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

Background:

The Charles P. Dose House was built in 1910 and is located in the Mount Baker 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 portions of the interior, 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 Charles P. Dose House



Erin Doherty/jom
DON CP Dose House Landmark Designation EXH A
April 26, 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 25, 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 Charles P. Dose House as a historic landmark, imposes controls, grants incentives and adds the Charles P. Dose House 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 portions of the interior, 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.

301947

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

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

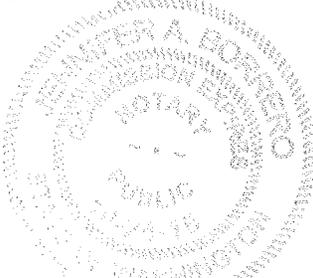
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124242-248,124258

was published on

08/29/13

The amount of the fee charged for the foregoing publication is the sum of \$148.50 which amount has been paid in full.



Affidavit of Publication

James Colby
Subscribed and sworn to before me on
08/29/2013 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

City of Seattle

State

King County

The full text of the following legislation, passed by the City Council on August 5, 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. 124242

AN ORDINANCE related to land use and zoning, approving and authorizing execution of a development agreement with the Central Puget Sound Regional Transit Authority ("Sound Transit") for real properties owned by Sound Transit within the Capitol Hill Station Area Overlay District; approving and adopting revised Capitol Hill Neighborhood Design Guidelines; and amending section 23.41.010 of the Seattle Municipal Code.

ORDINANCE NO. 124243

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

ORDINANCE NO. 124244

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

ORDINANCE NO. 124245

AN ORDINANCE relating to historic preservation, imposing controls upon the Horace Mann School, 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. 124246

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

ORDINANCE NO. 124247

AN ORDINANCE relating to McCurdy Park; accepting an offer from the Washington State Department of Transportation to acquire certain real property in connection with the SR 520 Project; authorizing the Superintendent of Parks and Recreation to execute a purchase and sale agreement and deed for such real property and to take other related actions; increasing appropriations in connection therewith; authorizing the Superintendent to execute an amended and restated agreement with the Museum of History and Industry for the distribution of the proceeds from the conveyance such real property; superseding Ordinance 118477, which adopted Initiative 42, for purposes of this ordinance; and ratifying and confirming prior acts; all by a three-fourths vote of the City Council.

ORDINANCE NO. 124248

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

ORDINANCE NO. 124258

An ORDINANCE approving an amendment of the Property Use and Development Agreement approved by Ordinance 123774 for property located at 600 Fairview Avenue North.

Date of publication in the Seattle Daily Journal of Commerce, August 29, 2013.

8/29(301947)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



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SEATTLE CITY C ORD 39.00
PAGE-001 OF 008
08/30/2013 09:52
KING COUNTY, WA

FILED
CITY OF SEATTLE
14 FEB - 3 PM 2:04
CITY CLERK

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)

Ordinance 124246

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

Lot 5 and south 7 feet of Lot 6 of Block 4 of C.P. Dose's Lake Washington Addition Replat of Blocks 4 & 5, according to the plat thereof recorded in Volume 15 of Plats, page 99, records of King County, Washington.

Assessor's Property Tax Parcel/Account Number

2090200025

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 124246
COUNCIL BILL 117825

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Charles P. Dose
5 House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12
6 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks
7 contained in Chapter 25.32 of the Seattle Municipal Code.

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

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 7,
13 2012, voted to approve the nomination of the improvement located at 2121 31st Avenue
14 South and the site on which the improvement is located (which collectively are referred
15 to as the "Charles P. Dose House" for the purposes of this ordinance), for designation as a
16 landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public meeting on December 19, 2012, the Board voted to approve the
18 designation of the Charles P. Dose House under SMC Chapter 25.12; and

19 WHEREAS, on April 3, 2013, the Board and the owner of the designated landmark agreed to
20 controls and incentives; and

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

23 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

24 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
25 Landmarks Preservation Board (Board) of the improvement located at 2121 31st Avenue South
26 and the site on which the improvement is located (which collectively are referred to as the
27 "Charles P. Dose House" for the purposes of this ordinance), is hereby acknowledged.
28



1 A. Legal Description. The Charles P. Dose House is located on the property legally
2 described as:

3 Lot 5 & south 7 feet of Lot 6 of Block 4 of C.P. Dose's Lake Washington
4 Addition Replat of Blks 4 & 5, according to the plat thereof recorded in Volume
5 15 of Plats, page 99, records of King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Charles P. Dose House are designated:
8

- 9 1. The site consisting of the property described in subsection 1.A on which the
10 improvement known as the Charles P. Dose House is located.
11 2. The exterior of the improvement known as the Charles P. Dose House.
12 3. The first and second floor interiors in the improvement known as the Charles P.
13 Dose House, excluding the kitchen, bedrooms, and bathrooms.

14 C. Basis of Designation. The designation was made because the Charles P. Dose
15 House is more than 25 years old, has significant character, interest or value as a part of the
16 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
17 ability to convey its significance, and satisfies the following from SMC 25.12.350:
18

- 19 1. It is associated in a significant way with the life of a person important in the
20 history of the City, State, or Nation (SMC 25.12.350.B).
21 2. It is associated in a significant way with a significant aspect of the cultural,
22 political, or economic heritage of the community, City, State, or Nation (SMC
23 25.12.350.C).
24



1 3. It embodies the distinctive visible characteristics of an architectural style, or
2 period, or of a method of construction (SMC 25.12.350.D).

3 4. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

4 Section 2. CONTROLS: The following controls are hereby imposed on the features or
5 characteristics of the Charles P. Dose House that were designated by the Board for preservation:

6 A. Certificate of Approval Process.

7
8 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
9 Certificate of Approval issued by the Board pursuant to SMC Chapter 25:12, or
10 the time for denying a Certificate of Approval must have expired, before the
11 owner may make alterations or significant changes to the following specific
12 features or characteristics:

- 13 a. The site consisting of the property described in subsection 1.A on which the
14 improvement known as the Charles P. Dose House is located.
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16 b. The exterior of the improvement known as the Charles P. Dose House.
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18 c. The first and second floor interiors in the improvement known as the Charles
19 P. Dose House, excluding the kitchen, bedrooms, and bathrooms.

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

- 21 a. Any in-kind replacement, maintenance, or repairs of the features listed in
22 subsection 2.A.1.
23
24 b. Installation, removal, or alteration of the following landscape elements: trees
25 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;
26 perennials; and annuals.
27
28



- c. Installation, removal, or alteration of the following temporary site furnishings:
benches; movable planter boxes; and movable water features.
- d. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.
- e. Installation of floor coverings that do not damage the existing wood floors in the designated areas of the interior.
- f. Removal, replacement, or alteration of portions of the carpeted hallway on the second floor.
- g. Installation, removal, or alteration of temporary interior window coverings.
- h. Removal or alteration of non-original light fixtures in the designated areas of the interior.
- i. Installation of a rockery retaining wall at the northwest corner of the site, approximately 3 feet in height.
- j. Removal of the existing perimeter fence.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the



1 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
2 significant changes without further action by the Board.

3 c. If the CHPO does not approve the alterations or significant changes, the
4 owner may submit revised materials to the CHPO, or apply to the Board for a
5 Certificate of Approval under SMC Chapter 25.12.

6
7 2. The CHPO shall transmit a written decision on the owner's request to the owner
8 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
9 written decision constitutes approval of the request.

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics listed in subsection 2.A.1 is available for the following:

- 12 a. For the specified features and characteristics of the building, the addition or
13 elimination of ducts, conduits, HVAC vents, grilles, pipes, and other similar
14 wiring or mechanical elements necessary for the normal operation of the
15 building.
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17 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
18 above ground.
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20 c. Installation, removal, or alteration of exterior light fixtures, exterior security
21 lighting, video cameras, and security system equipment.
22
23 d. Installation of a new perimeter fence.
24
25 e. Installation of communication equipment and solar panels.
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1 Section 3. INCENTIVES: The following incentives are hereby granted on the features
2 or characteristics of the Charles P. Dose House that were designated by the Board for
3 preservation:

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

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

9 C. Special tax valuation for historic preservation may be available under RCW
10 Chapter 84.26 upon application and compliance with the requirements of that statute.

11 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
12 parking requirements for uses permitted in a designated Landmark structure, may be permitted
13 pursuant to SMC Title 23.

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

16 Section 5. The Charles P. Dose House is hereby added alphabetically to Section I,
17 Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

18 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
19 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
20 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
21 directed to provide a certified copy of the ordinance to the owner of the landmark.
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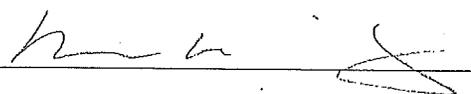


1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 5th day of August, 2013, and
5 signed by me in open session in authentication of its passage this
6 5th day of August, 2013.

7
8 
9 President _____ of the City Council

10
11 Approved by me this 13th day of August, 2013.

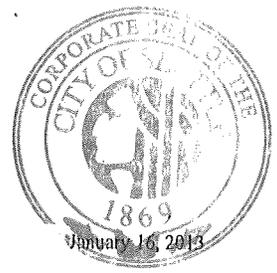
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13 
14 Michael McGinn, Mayor

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16 Filed by me this 13th day of August, 2013.

17
18 
19 for Monica Martinez Simmons, City Clerk

20 (Seal) State of Washington,
County of King

21 I, Jane Polata certify that this is a true and correct
22 copy of Ordinance No. 124246 on file in the records
23 of the City of Seattle, Office of the City Clerk



24
25 Signed by: 
26 Signature
27 Title: Information Specialist
28 Date: August 29, 2013

