

Ordinance No. 124375

Council Bill No. 117902

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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 313201

Date Introduced and Referred: <u>9.9.13</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>12.16.13</u>	Date Presented to Mayor: <u>12.18.13</u>
Date Signed by Mayor: <u>12.19.13</u>	Date Returned to City Clerk: <u>12.23.13</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

# The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: [Signature]

## Committee Action:

Date	Recommendation	Vote
<u>12.12.13</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>12.16.13</u>	<u>passed</u>	<u>9-0</u>

*Law Department*

Ordinance No. 124375



MA87396

**CITY OF SEATTLE**

**ORDINANCE** 124375

**COUNCIL BILL** 117902

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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 March 21, 1979, voted to approve the nomination of the improvement located at 2015 Boren Avenue (which is referred to as "Old Norway Hall" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 2, 1979, the Board voted to approve the designation of Old Norway Hall under SMC Chapter 25.12; and

WHEREAS, on March 20, 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 2015 Boren Avenue (which is referred to as "Old Norway Hall" for the purposes of this ordinance) is hereby acknowledged.



1 A. Legal Description. Old Norway Hall is located on the property legally described

2 as:

3 Lots 10 and 11, Block 40 of the Plat of the Second Addition to the Town of  
4 Seattle Laid Off by the Heirs of Sarah A. Bell, according to the Plat thereof  
5 recorded in Volume 1 of Plats, Page 121, in 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 Old Norway Hall are designated:

- 8 1. The entire exterior of the building, including the stained glass above the entry  
9 door.  
10 2. The woodwork and exposed structure of the interior, including stained glass  
11 above the interior entry hall door.  
12

13 C. Basis of Designation. The designation was made because Old Norway Hall 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 1. It is associated in a significant way with a significant aspect of the cultural,  
18 political, or economic heritage of the community, City, state, or nation (SMC  
19 25.12.350.C).  
20 2. It embodies the distinctive visible characteristics of an architectural style, period,  
21 or a method of construction (SMC 25.12.350.D).  
22 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
23 is an easily identifiable visual feature of its neighborhood or the City and  
24  
25  
26



1 contributes to the distinctive quality or identity of such neighborhood or the City  
2 (SMC 25.12.350.F).

3 Section 2. CONTROLS: The following controls are hereby imposed on the features or  
4 characteristics of Old Norway Hall that were designated by the Board for preservation:

5 A. Certificate of Approval Process.

- 6 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a  
7 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or  
8 the time for denying a Certificate of Approval must have expired, before the  
9 owner may make alterations or significant changes to the following specific  
10 features or characteristics:  
11  
12 a. The entire exterior of the building, including the stained glass above the entry  
13 door.  
14  
15 b. The woodwork and exposed structure of the interior, including stained glass  
16 above the interior entry hall door.  
17  
18 2. No Certificate of Approval is required for the following: any in-kind maintenance  
19 or repairs of the features or characteristics listed in subsection 2.A.1.

20 B. City Historic Preservation Officer Approval Process.

- 21 1. The City Historic Preservation Officer (CHPO) may review and approve  
22 alterations or significant changes to the features or characteristics listed in  
23 subsection 2.B.3 according to the following procedure:  
24  
25 a. The owner shall submit to the CHPO a written request for the alterations or  
26 significant changes, including applicable drawings or specifications.



1 b. If the CHPO, upon examination of submitted plans and specifications,  
2 determines that the alterations or significant changes are consistent with the  
3 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or  
4 significant changes without further action by the Board.

5 c. If the CHPO does not approve the alterations or significant changes, the  
6 owner may submit revised materials to the CHPO, or apply to the Board for a  
7 Certificate of Approval under SMC Chapter 25.12.  
8

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

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

14 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,  
15 fire escapes, pipes, and other similar wiring or mechanical elements necessary  
16 for the normal operation of the building.  
17

18 b. The installation, alteration, or removal of signage.

19 c. The installation, alteration, or removal of exterior security lighting, video  
20 cameras, and security system equipment.  
21

22 Section 3. INCENTIVES: The following incentives are hereby granted on the features or  
23 characteristics of Old Norway Hall that were designated by the Board for preservation:  
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25  
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1           A.     Uses not otherwise permitted in a zone may be authorized in a designated  
2 Landmark by means of an administrative conditional use permit issued pursuant to Seattle  
3 Municipal Code Title 23.

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

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

9           D.     The Owner may be eligible to participate in the City's Landmark Transfer of  
10 Development Rights (TDR) Bank after obtaining a determination from the City concerning the  
11 quantity of unused development rights for the Landmark that are eligible for transfer to receiving  
12 properties as Landmark TDR, pursuant to SMC 23.49.014.

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

15           Section 5. Old Norway Hall is hereby added alphabetically to Section II, Buildings, of  
16 the Table of Historical Landmarks contained in SMC Chapter 25.32.

17           Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
18 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
19 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
20 directed to provide a certified copy of the ordinance to the owner of the landmark.  
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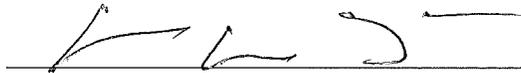
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by SMC Section 1.04.020.

4 Passed by the City Council the 16<sup>th</sup> day of December, 2013, and  
5 signed by me in open session in authentication of its passage this  
6 16<sup>th</sup> day of December, 2013.

7  
8 

9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this 19<sup>th</sup> day of December, 2013.

12  
13 

14 Michael McGinn, Mayor

15  
16 Filed by me this 23<sup>rd</sup> day of December, 2013.

17  
18 

19 Monica Martinez Simmons, City Clerk

20 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Sarah Sodt/206-615-1786	Forrest Longman/206-684-0331

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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 Old Norway Hall as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds Old Norway Hall to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

**Background:**

Old Norway Hall was built in 1915 and is located in the Denny Triangle 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 exterior of the building and a portion 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 Old Norway Hall



Vicinity map of the Old Norway Hall



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

August 13, 2013

Honorable Sally J. Clark  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates Old Norway Hall as a historic landmark, imposes controls, grants incentives and adds Old Norway Hall 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 exterior of the building and a portion 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 Sarah Sodt, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



FILED  
CITY OF SEATTLE

2014 FEB -6 PM 4:22

CITY CLERK

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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306495  
CITY OF SEATTLE, CLERKS OFFICE

No. 124374,375,376,377,378,79

**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 12<sup>th</sup> 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:TITLE ONLY ORDINANCE

was published on

01/15/14

The amount of the fee charged for the foregoing publication is the sum of \$149.50 which amount has been paid in full.



*Janele Coleby*  
\_\_\_\_\_  
Subscribed and sworn to before me on  
01/15/2014 *[Signature]*  
\_\_\_\_\_

Notary public for the State of Washington,  
residing in Seattle

# State of Washington, King County

## City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on December 16, 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. 124374

AN ORDINANCE relating to the Department of Transportation's Hazard Mitigation Program; authorizing the Director to acquire, accept, and record on behalf of the City of Seattle, a permanent easement from Dan J. Del Duca and Mary Frances Del Duca, husband and wife, located in a portion of Lots 1 and 2, Block 35, Rainier Beach, for the purpose of slope stabilization along a portion of Rainier Avenue South; placing the real property rights under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming prior acts.

### ORDINANCE NO. 124375

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, 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. 124376

AN ORDINANCE relating to historic preservation, imposing controls upon the Palladian Apartments, 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. 124377

AN ORDINANCE relating to a utility tunnel under and across Broadway between East Olive Street and East Howell Street; amending Ordinance 116634, as amended by Ordinance 121855; updating the insurance and bond requirements; amending the annual fee and other terms and conditions of the permit; renewing the term of the permit to the Seattle Central Community College; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124378

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.062, 23.22.066, 23.22.074, 23.22.100, 23.24.020, 23.24.040, 23.24.045, 23.28.030, 23.40.020, 23.41.004, 23.41.012, 23.42.124, 23.43.008, 23.43.010, 23.43.012, 23.44.014, 23.44.016, 23.44.018, 23.44.026, 23.44.028, 23.44.030, 23.44.036, 23.44.041, 23.44.044, 23.45.502, 23.45.508, 23.45.510, 23.45.514, 23.45.518, 23.45.520, 23.45.522, 23.45.526, 23.45.529, 23.45.532, 23.45.536, 23.45.545, 23.45.570, 23.47A.004, 23.47A.005, 23.47A.008, 23.47A.009, 23.47A.013, 23.47A.014, 23.47A.032, 23.49.013, 23.49.014, 23.49.015, 23.49.025, 23.49.181, 23.50.038, 23.50.044, 23.52.002, 23.52.008, 23.53.005, 23.53.006, 23.53.035, 23.54.015, 23.54.025, 23.54.030, 23.55.034, 23.55.040, 23.58A.024, 23.66.030, 23.66.032, 23.66.115, 23.66.318, 23.69.032, 23.71.014, 23.71.018, 23.72.008, 23.72.010, 23.75.015, 23.75.020, 23.75.140, 23.75.170, 23.76.004, 23.76.012, 23.76.020, 23.76.022, 23.76.024, 23.76.026, 23.76.032, 23.76.046, 23.76.050, 23.76.056, 23.79.010, 23.84A.002, 23.84A.006, 23.84A.018, 23.84A.028, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.038, 23.84A.040, 23.84A.048, 23.86.007, 23.86.016, 23.88.020, 23.90.018, 23.90.019, 23.91.002, 25.05.350, and 25.05.675 of the Seattle Municipal Code, to correct typographical errors, correct section references, clarify regulations, and make minor amendments.

### ORDINANCE NO. 124379

AN ORDINANCE relating to the City Light Department; declaring surplus a certain portion of real property in Pend Oreille County owned by The City of Seattle that is no longer required for providing public utility service; and authorizing the sale and conveyance of the surplus property to the Bonneville Power Administration ("BPA") by quit claim deed.

Date of publication in the Seattle Daily Journal of Commerce, January 15, 2014.

1/15(306495)