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CB117176

Elizabeth Chave/jom  
DON Ankeny/Gowey House Landmark Designation ORD  
March 28, 2011  
Version #2

**ORDINANCE** \_\_\_\_\_

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AN ORDINANCE relating to historic preservation, imposing controls upon the Ankeny/Gowey 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.

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 that are more than 25 years old and have historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on June 4, 2008, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 912 Second Avenue West in Seattle, which are together referred to as the Ankeny/Gowey House for purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 17, 2008, the Board voted to approve the designation of the Ankeny/Gowey House under SMC Chapter 25.12; and

WHEREAS, on October 6, 2010, 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 (the Board) of the improvement (the building) and the parcel of property on which the improvement is located at 912 Second Avenue West in Seattle, which are together referred to as the Ankeny/Gowey House for purposes of this ordinance, is hereby acknowledged.



1           A.     Legal Description. The Ankeny/Gowey House is located on the property legally  
2 described as:

3                     Lots 8 and 9 in Block 12 of the Supplemental Plat of G. Kinnear's Addition to the  
4 City of Seattle, according to the Plat thereof recorded in Volume 2 of Plats, page  
5 62, in King County, Washington, except the south 35 feet of said lot 8.

6           B.     Specific Features and/or Characteristics Designated. Pursuant to SMC  
7 25.12.660.A.2, the following specific features and/or characteristics of the Ankeny/Gowey House  
8 are designated:

- 9                     1. The exterior of the building.  
10                    2. The following elements of the interior: the entry hall and the main stairway.  
11                    3. The site.

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

- 17                     1. It embodies the distinctive visible characteristics of an architectural style, or  
18                     period, or of a method of construction (SMC 25.12.350.D.)  
19                     2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
20                     an easily identifiable visual feature of its neighborhood or the city and contributes  
21                     to the distinctive quality or identity of such neighborhood or the city (SMC  
22                     25.12.350.F).

1 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
2 characteristics of the Ankeny/Gowey House that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

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

- 9
- 10 a. The exterior of the building.
  - 11 b. The following elements of the interior: the entry hall and the main stairway.
  - 12 c. The site.

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

- 15
- 16 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
  - 17 b. Removal or alteration of the 2003 shed.
  - 18 c. Installation, removal or alteration of the following landscape elements: trees  
19 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,  
20 perennials and annuals.
  - 21 d. Repaving of the existing driveway and rear patio, including change in paving  
22 material.
  - 23 e. Installation, removal, or alteration of temporary site furnishings, including  
24 benches, movable planter boxes, and movable water features.  
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- 1 f. Installation, removal or alteration of fences on the east and south property
- 2 lines.
- 3 g. Installation, removal or alteration of floor coverings that do not damage the
- 4 existing floor in the entry hall and main stairway.
- 5 h. Removal or alteration of non-original light fixtures in the entry hall and main
- 6 stairway.
- 7 i. Alterations to paint color for the painted wall surfaces in the entry hall and
- 8 main stairway.
- 9

10 B. City Historic Preservation Officer (CHPO) Approval Process.

- 11 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
- 12 ordinance according to the following procedure:
- 13 a. The owner shall submit to the CHPO a written request for the alterations,
- 14 including applicable drawings and/or specifications.
- 15 b. If the CHPO, upon examination of submitted plans and specifications,
- 16 determines that the alterations are consistent with the purposes of SMC
- 17 chapter 25.12, the alterations shall be approved without further action by the
- 18 Board.
- 19 c. If the CHPO does not approve the alterations, the owner may submit revised
- 20 materials to the CHPO, or apply to the Board for a Certificate of Approval
- 21 under SMC Chapter 25.12, as provided in Section 2.A.
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- 1           2. The CHPO shall transmit a written decision on the owner's request to the owner  
2           within 14 business days of receipt of the request. Failure of the CHPO to approve  
3           or disapprove the request within 14 business days shall constitute approval of the  
4           request.
- 5           3. CHPO approval for changes or alterations to the designated features or  
6           characteristics of the landmark described in Section 2.A.1. of this ordinance, is  
7           available for the following:
- 8           a. The addition or elimination of duct conduits, HVAC vents, grilles, fire  
9           escapes, pipes, and other similar wiring or mechanical elements necessary for  
10          the normal operation of the building.
- 11          b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet  
12          above ground.
- 13          c. Installation, removal, or alterations of exterior light fixtures, including exterior  
14          security lighting, and security system equipment.
- 15          d. Installation, removal, or alterations of exterior door hardware.

16           Section 3. INCENTIVES: The following incentives are hereby granted on the features  
17           and characteristics of the Ankeny/Gowey House that were designated by the Board for  
18           preservation:

19           A. Uses not otherwise permitted in a zone may be authorized in a designated  
20           Landmark by means of an administrative conditional use permit issued pursuant to Seattle  
21           Municipal Code Title 23.



1 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
2 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
3 the applicable provisions thereof.

4 C. Special tax valuation for historic preservation may be available under Chapter  
5 84.26 RCW upon application and compliance with the requirements of that statute.  
6

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

9 Section 5. The Ankeny/Gowey House is hereby added alphabetically to Section I,  
10 Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.  
11

12 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
13 King County Director of Records and Elections, deliver two certified copies to the City Historic  
14 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
15 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
16 owner of the landmark.  
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18 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
19 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
20 shall take effect as provided by Seattle Municipal Code Section 1.04.020.  
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1 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
2 signed by me in open session in authentication of its passage this  
3 \_\_\_\_ day of \_\_\_\_\_, 2011.

4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 President \_\_\_\_\_ of the City Council

7  
8 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

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10 \_\_\_\_\_  
11 Michael McGinn, Mayor

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13 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

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15 \_\_\_\_\_  
16 Monica Martinez Simmons, City Clerk

17 (Seal)

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**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amanda Allen/206-684-8894

**Legislation Title:**

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

**Background:**

The Ankeny/Gowey House was built in 1891 and is located in the Queen Anne 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, the entry hall and stairway, and the site, but do not apply to the following: alterations to the remainder of the interior of the building, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

Please check one of the following:

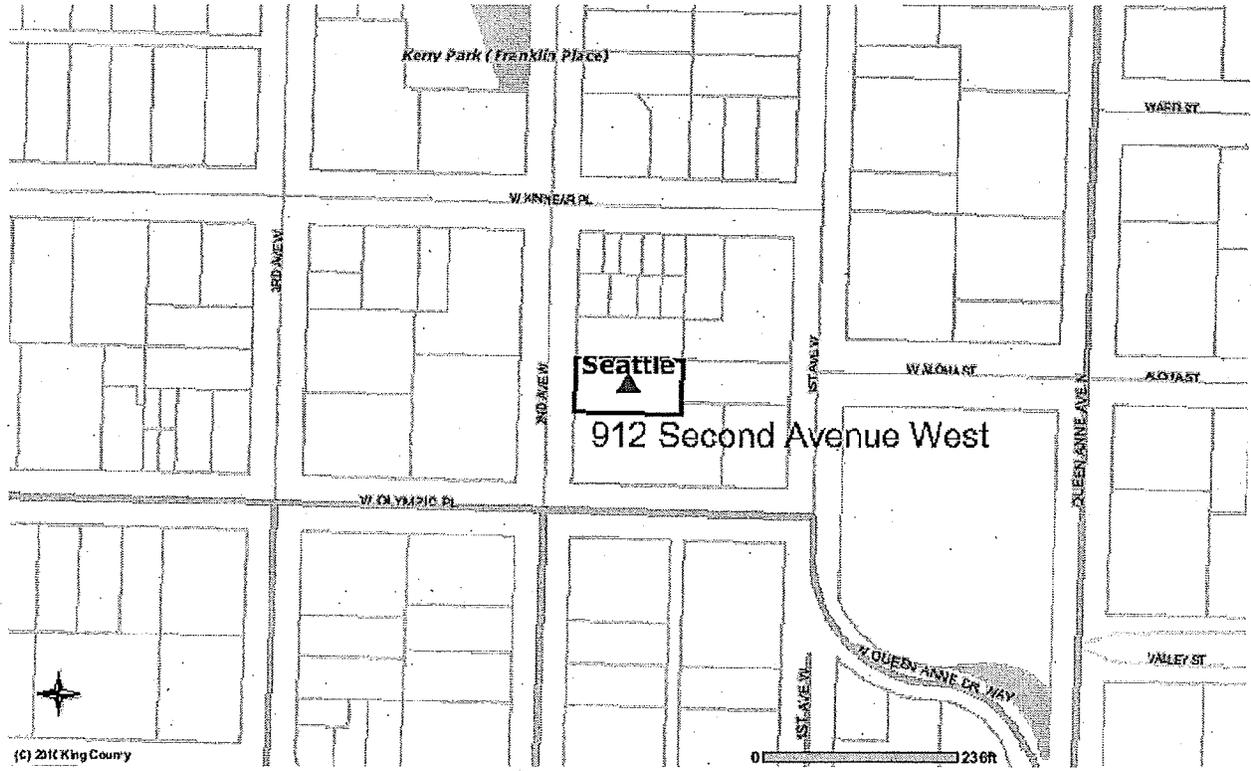
X  **This legislation does not have any financial implications.**

Attachments:

Exhibit A – Vicinity Map of the Ankeny/Gowey House



Elizabeth Chave/jom  
DON Ankeny/Gowey House FISC Exhibit A  
April 8, 2011  
Version #1





**City of Seattle**  
Office of the Mayor

April 26, 2011

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Ankeny/Gowey House at 912 Second Avenue West as a historic landmark, imposes controls, grants incentives and adds the Ankeny/Gowey 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 exterior of the building, the entry hall and stairway, and the site, but do not apply to the following: alterations to the remainder of the interior of the building, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

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

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

