

ORDINANCE No. 111889

COUNCIL BILL No. 104281

Law Department

The City of

up

AN ORDINANCE relating to historic preservation, imposing controls upon the Hoge Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

Honorable President:

Your Committee on _____

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

COMPTROLLER FILE No. _____

Introduced: <u>MAY 14 1984</u>	By: <u>Street</u>
Referred: <u>MAY 14 1984</u>	To: <u>Land Use</u>
Referred:	To:
Referred:	To:
Reported: <u>SEP 10 1984</u>	Second Reading: <u>SEP 10 1984</u>
Third Reading: <u>SEP 10 1984</u>	Signed: <u>SEP 10 1984</u>
Presented to Mayor: <u>SEP 11 1984</u>	Approved:
Returned to City Clerk: <u>SEP 18 1984</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

REC'D - UMB SEPT 11 1984



Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted


President:

Committee on Land Use

was referred the within Council Bill No. 104281

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

Do Pass



Committee Chair

JEF:pm
4/10/84
IV:ORDIN2.1

ORDINANCE 111889

AN ORDINANCE relating to historic preservation, imposing controls upon the Hoge Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on April 21, 1982, voted to approve the nomination of the Hoge Building at 705 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 2, 1982, the Board voted to approve the designation of the Hoge Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on September 1, 1982, the Board and the owners of the designated property agreed to controls and incentives; and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Hoge Building more particularly described as:

Block 5, Lot 7, Boren and Denny's Addition
as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

- 1.) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 2.) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

1 3.) Because of its prominence of spatial location,
2 contrasts of siting, age, or scale, it is an easily
3 identifiable visual feature of its neighborhood or
4 the city and contributes to the distinctive
5 quality or identity of such neighborhood or the
6 city;

7 is hereby acknowledged.

8 Section 2. The following controls upon alteration of the
9 landmark are hereby imposed.

10 A Certificate of Approval must be obtained or the time for
11 denying a Certificate of Approval must have expired before the
12 owner may make alterations to any portion of the entire
13 exterior of the structure with special concern for all original
14 terra cotta ornamentation. Any in-kind maintenance and repair
15 of the above features and characteristics shall be excluded
16 from the Certificate of Approval requirement.

17 Section 3. The following incentives are hereby noted as
18 potentially available to the owner although the listing is not
19 inclusive:

20 1.) Section 24.74.020 of the Seattle Municipal Code,
21 entitled Special Exceptions, and SMC Sections
22 23.44.26 and 23.45.124, entitled Administrative
23 Conditional Uses, authorize, under certain
24 circumstances, uses in a designated Landmark that
25 are not otherwise permitted in the zone in which
26 the Landmark is located.

27 2.) Historic Preservation Grants-in-Aid funds, on an
28 application basis, should the property be entered
29 in the National Register of Historic Places; and

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3.) Benefits available under the Tax Reform Act of 1976 and the Economic Recovery Act of 1981 and its amendments.

4.) Building and Energy Code exceptions on an application basis.

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

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

(To be used for all Ordinances except Emergency.)

Section.....⁶ This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984
and signed by me in open session in authentication of its passage this 10th day of September, 1984.

[Signature]
President..... of the City Council.

Approved by me this 17th day of September, 1984
[Signature]
Mayor.

Filed by me this 18th day of September, 1984.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Signature]*
Deputy Clerk.

RECORDED THIS DAY
Oct 5 12 12 PM '84
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

JEF:pm
4/10/84
IV:ORDIN2.1

84/10/05 #0707 B
RECD F 6.00
CASHL *****6.00
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3.) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

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Section 2. The following controls upon alteration of the landmark are hereby imposed.

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to any portion of the entire exterior of the structure with special concern for all original terra cotta ornamentation. Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing is not inclusive:

1.) Section 24.74.020 of the Seattle Municipal Code, entitled Special Exceptions, and SMC Sections 23.44.26 and 23.45.124, entitled Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone in which the Landmark is located.

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(To be used for all Ordinances except Emergency.)

Return to:

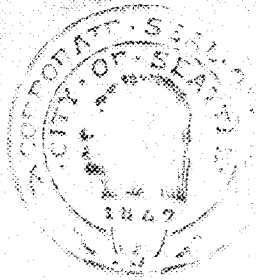
FILED for Record at Request of

TIM HILL, CITY COMPTROLLER
101 SEATTLE MUNICIPAL BUILDING
SEATTLE, WA 98104

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, TIM HILL, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this



TIM HILL
Comptroller and City Clerk

By:

Earl Dull
Deputy Clerk

8410050707

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Passed by the City Council the 10th day of September, 1984

and signed by me in open session in authentication of its passage this 10th day of September, 1984.

Norman B. Hill
President of the City Council.

Approved by me this 17th day of September, 1984.

Charles Roy
Mayor.

Filed by me this 18th day of September, 1984.

Attest: *Tim Hill*
City Comptroller and City Clerk.

(SEAL)

Published.....

By *Earl Dull*
Deputy Clerk.

City of Seattle

ORDINANCE 11889

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Passed by the City Council the 10th day of September, 1982

and signed by me in open session in authentication of its passage this 10th day of September, 1982

Approved by me this 17th day of September, 1982

Filed by me this 18th day of September, 1982

Attest: *James Hill*
City Controller and City Clerk

By: *Earl Deere*
Deputy Clerk

(SEAL)

Publication ordered by THE S.M.C. Comptroller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, September 28, 1982
(C-603)

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

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

Ordinance No. 111889

was published on September 20, 1984

B. Blair

Subscribed and sworn to before me on
September 20, 1984

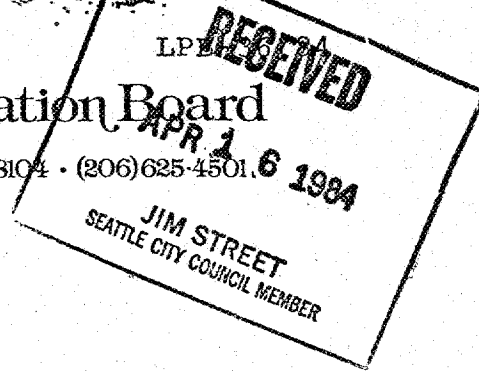
Yvonne Summers
Notary Public for the State of Washington,
residing in Seattle.



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501



April 11, 1984

The Honorable Jim Street
Seattle City Council
11th Floor, Municipal Building
Seattle, Washington 98104

Subject: Proposed Controls and Incentives - Landmarks:

Hoge Building
Wallingford Police and Fire Station
Fisher/Howell House
U. S. Assay Office/German Club
Stuart/Balcom House and Gardens
Bowen/Huston Bungalow

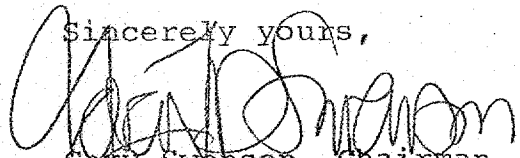
Dear Councilman Street:

Controls and Incentives recommendations have been approved by the Seattle Landmarks Preservation Board for the six properties listed above. In all of these cases, the owners of the properties are in agreement with the designation and the controls and incentives which are recommended. There is no known opposition to these actions.

The Board requests your sponsorship and support of these ordinances. The Landmarks Board staff has sent draft ordinances for these properties to James Fearn of the Law Department. He has prepared the ordinances in final form and will transmit them to your office this week.

The entire Board appreciates your concern for these matters.

Sincerely yours,


Gary Swenson, Chairman
Landmarks Preservation Board

GS:jcn

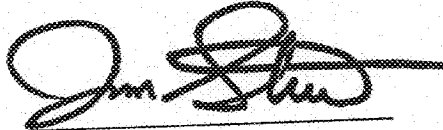
Administered by The Office of Urban Conservation. The Seattle Department of Community Development

cc: James Fearn
Frank Kirk

TIME A [] DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE