

National Register of Historic Places

The official list of national cultural resources worthy of preservation

This program is locally administered by the Department of Archaeology and Historic Preservation (DAHP), a state agency with offices in Olympia. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a program to coordinate and support public and private historic preservation efforts. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation.

For a property to be eligible for placement in the National Register, it must meet established Criteria of Evaluation. All nominations are made on a standard form designed to clearly identify whether the property meets these criteria. Nominations are first reviewed by the Washington State DAHP for completeness and accuracy; the nominations are then considered by the State Advisory Council on Historic Preservation. The Council makes a recommendation relative to the property's placement in the National Register and also has the authority to list it in the Washington Heritage Register (WHR). Final determination of nominations to the National Register is made by the National Park Service in Washington, DC. Legal private property owners of record have an opportunity to approve or object to the National Register nomination prior to the Advisory Council review. If this is done, the property will not be listed; in this case, the State Historic Preservation Officer forwards the nomination to the Keeper of the National Register for determination of eligibility. Once a property is listed in the National Register, or determined eligible for listing in the Register, it is afforded certain protections under federal law. Whenever a federally funded, permitted, or licensed project has potential to affect a National Register designated or eligible property, the responsible federal agency must afford the State Historic Preservation Officer an opportunity to review and comment on the project.



Virginia V

Washington Heritage Register

The Washington Heritage Register (WHR) recognizes historic and cultural properties that are significant to communities and the state. A distinction between the National Register is that the WHR provides historic property advocates ready access to recognition and a historic designation without the lengthier review process required for National Register listing. Properties may be nominated directly to the Washington Heritage Register; however, a separate application to the nomination to the National Register is necessary. Properties nominated to the National Register automatically receive listing in the Washington Heritage Register.

Historic Resources Survey & Inventory

The historic resources survey and inventory is an important historic preservation planning tool that involves the identification and evaluation of potentially historic buildings, objects and sites. In 2000, the City of Seattle began a systematic and comprehensive effort to survey and inventory historic resources in the City. The citywide survey was conducted in 1979. The Department of Neighborhoods website includes the database of surveyed properties, a glossary of terms, context statements for the neighborhoods, or resource types, for which a survey and inventory has been completed, and frequently asked questions about the survey and inventory process.

For More Information

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(206) 684-0228
www.seattle.gov/neighborhoods/preservation

WASHINGTON STATE AND FEDERAL PROGRAMS
Department of Archaeology and Historic Preservation
P.O. Box 48343
Olympia, WA 98504-8343
(360) 586-3065
<http://www.dahp.wa.gov/>

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Seattle Landmark Designation



Horiuchi Mural



Seattle Asian Art Museum



Washington Hall

A national leader in historic preservation, Seattle has designated eight landmark or special review districts and more than 450 individual landmarks of national and local significance.

The benefits of preservation are not merely aesthetic. Preservation is integral to our economic development planning, and it enhances our city's attraction as a center for tourism. It reminds us of our history while providing new resources for today's homes and businesses. It promotes sustainability through the reuse, repair and upgrading of existing built resources. Historic preservation allows us to recognize the quality and uniqueness of the past as we change and adapt for the future.

Protection of individual landmarks and properties located within landmark districts is provided by design review of

modification to the exteriors and, in some cases, interiors of buildings. A Certificate of Approval is required prior to making alterations to landmarks and properties within historic districts. Review of Certificate of Approval applications and guidelines varies from district to district, depending on the special characteristics of each area.

In addition to guidelines adopted for each special review, historic, and landmark district, each Board and Commission has adopted the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (36 CFR 67) as standards for review, included within this brochure. There are three brochures in this series: *Seattle Historic Districts*, *Seattle Landmark Designation and Incentives for Historic Properties*. Please visit our website (see address below) or refer to one of the companion brochures for more information about the Historic Preservation Program.



Pacific Science Center

Overview of Landmark Designation Process

Designated landmarks are those properties that have been recognized by the City as important resources to the community, city, state or nation. The Seattle Landmarks Preservation Board is responsible for determining what properties meet the standards for landmark designation. Designated landmark properties in Seattle include individual buildings and structures, vessels, landscapes and parks, and objects such as street clocks and sculptures. The landmark designation process has four steps: Nomination, Designation, Controls and Incentives Agreement, and the Designating Ordinance. These four steps are described in the following pages of this brochure.

IN THIS SERIES:

[Seattle Historic Districts](#) • [Seattle Landmark Designation](#) • [Incentives for Historic Properties](#)

For more information: www.seattle.gov/neighborhoods/preservation

Nomination

A nomination for City of Seattle landmark status may be submitted by any person or group. A standard nomination application, available from the Historic Preservation Program, must be completed and reviewed by the City Historic Preservation Officer for adequacy. Guidelines for nomination preparation are also available. Once the submitted information has been determined to be adequate, the nomination will be scheduled for consideration by the Seattle Landmarks Preservation Board at a public meeting.

At the public meeting, the Board may approve the nomination in whole or in part, based on the designation standards. Another public meeting is scheduled for designation 30 to 60 days from the date of approval of the nomination. Once a building is nominated, any alterations to the features that were approved for nomination require a Certificate of Approval. If the Board does not approve a nomination, the proceedings terminate and the property cannot be considered for nomination for five years, except at the request of the owner.

Designation

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350):

- It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation; or
- It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- 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; or
- It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or
- It is an outstanding work of a designer or builder; or
- 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.

In addition to meeting at least one of the above standards, the object, site, or building must also possess integrity or the ability to convey its significance.

At the public meeting on designation, the Board will receive evidence and hear arguments as to whether the site, building or object meets the standards for designation. If the Board does not designate the property, the proceedings terminate and the property cannot be considered for designation for five years, except at the request of the owner.

Controls & Incentives & Designating Ordinance

If the Board designates a property, a Controls and Incentives Agreement for the landmark is negotiated by the Board staff with the property owner. Controls define those features of the landmark to be preserved and outline the Certificate of Approval process for changes to those features. Incentives may include, but are not limited to, zoning variances, building code exceptions, and financial incentives.

When an agreement on the Controls and Incentives has been reached with the property owner, a designating ordinance is forwarded to the Seattle City Council for approval. If a property owner objects to landmark designation or disagrees with the recommended Controls and Incentives, the City's Hearing Examiner may modify the Board's recommendation and forward a decision to the City Council for consideration. Either party may appeal the Hearing Examiner's recommendation to the City Council.

The nomination, designation, and Controls and Incentives process and appeal procedures are described in detail in the Seattle Landmarks Preservation Ordinance (SMC 25.12).



Chamber of Commerce Building

Certificates of Approval

Applications for Certificates of Approval and district rules or guidelines are available for download on our website or can be obtained from each Coordinator in the City's Historic Preservation Program. Owners of historic properties are encouraged to obtain an application for a Certificate of Approval and relevant guidelines when planning any changes to designated City landmarks or within districts. In addition, an applicant may make a written request to submit an application for a Certificate of Approval for preliminary design of a project. If granted, the Certificate of Approval for preliminary design will be conditioned upon subsequent submittal of the final design. The preliminary design review is intended to provide early guidance to property owners on major changes to landmark buildings or for new construction in historic districts.

The Secretary of the Interior's Standards For Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Norton Building



Seattle Japanese Garden