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OCT 1 1979

CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

ORDINANCE 108519

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle Hebrew Academy (formerly Forest Ridge Convent), a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, Ordinance 106348 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 public hearing on January 15, 1975 recommended that the Seattle Hebrew Academy, 1617 Interlaken Drive East, Seattle be designated a Landmark under Ordinance 102229; and

WHEREAS, on June 15, 1977, the Board designated the Seattle Hebrew Academy as a Landmark under Ordinance 106348; and

WHEREAS, on June 21, 1977 the Historic Preservation Officer served upon the owners of the designated property notice of designation and requested that the owners negotiate controls and incentives; and

WHEREAS, the Board at its September 7, 1977 meeting voted to recommend to the City Council approval of the agreement between the owner and the Board's staff on controls; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has designated the Seattle Hebrew Academy, more particularly described as:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 25 North, Range 4 East, W.M. described as follows:

Beginning at the Southeast corner of the North two-fifths of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 25 North, Range 4 East, W.M.; thence Northeasterly 175 feet more or less to a point 120 feet East of the Southwest corner of the North 1/5 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence Northeasterly 145 feet more or less to a point 180 feet East of the Southwest corner of the East 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section; thence North 18°57'10" East 155 feet more or less to a point which bears South 18°57'10" West 35 feet from a point designated as 240 feet East and 180 feet North of the Southwest corner of the Southeast 1/4 of the

1 Northeast 1/4 of the Southwest 1/4 of the Southwest
2 1/4 of said Section; thence North 60 degrees East
3 36 feet; thence by a curve to the left with a radius
4 of 130 feet a distance of 90.83 feet, which arc subtends
5 a chord bearing to the left of the proceeding course at
6 an angle of 63°30'; thence North 41° West 22 feet; thence
7 West 29.13'; thence North 17°53'32" West 160 feet more
8 or less to a point that is 158 feet East and 90 feet
9 North of the Southwest corner of the Northeast 1/4 of
10 the Northeast 1/4 of the Southwest 1/4 of the Southwest
11 1/4 of said Section; thence 70°57'46" West 10 feet;
12 thence South 15°20' West 115.9 feet to the end of the
13 existing concrete wall; thence along said wall, South
14 63°11'35" West 36.11 feet; thence South 52°2'39" West
15 40.65 feet; thence South 34°9'15" West 100 feet more
16 or less to a point 180 feet North of the Southwest
17 corner of the East 1/4 of the Northeast 1/4 of the
18 Southwest 1/4 of the Southwest 1/4 of said Section;
19 thence West parallel to subdivision lines, 191.64 feet
20 more or less to the intersection with the East bound-
21 ary of the street laid off by the City of Seattle,
22 under Ordinance No. 13285; thence Southerly along said
23 East boundary line of said Street and said line pro-
24 duced, 180 feet more or less to the North boundary
25 line of the South East 1/4 of the Southwest 1/4 of
26 the Southwest 1/4 of said Section; thence East along
27 said boundary line 9.61 feet more or less to a point
28 on said boundary line distant 151.675 feet from the
Northwest corner of said Southeast 1/4 of the South-
west 1/2 of the Southwest 1/4; thence South parallel
to the West line of the said Southeast 1/4 of the
Southwest 1/4 of the Southwest 1/4, 81.53 feet; thence
East parallel to said North boundary line 5 feet more
or less to a line 178.5 feet West of and parallel to
the East boundary of the said Southeast 1/4 of the
Southwest 1/4 of the Southwest 1/4; thence South
parallel to said East boundary, 110.6 feet; thence
West parallel to the North boundary line of the South-
east 1/4 of the Southwest 1/4 of the Southwest 1/4
of said Section, 5 feet; thence South parallel to said
East boundary 71.95 feet more or less to the South
line of the North 2/5 of the West 1/2 of the South-
east 1/4 of the Southwest 1/4 of the Southwest 1/4 of
said Section; thence West along said South line 10.39
feet more or less to a point 40.03 feet North of the
Northwest corner of a tract of land deeded to Sarah
P. Dole by Auditor's File No. 1286295; thence South
parallel to the East line of said West 1/2 of the
Southeast 1/4 of the Southwest 1/4 of the Southwest
1/4 of said Section, 32.03 feet to a point 8 feet
North of the Northwest corner of said Dole Tract;
thence East parallel with the North line of said Dole
Tract; 131.94 feet; thence North, parallel to the
East boundary of the West 1/2 of the said Southeast
1/4 of the Southwest 1/4 of the Southwest 1/4 and
distant 60 feet therefrom, 32.03 feet to the South
line of the said North 2/5 of the West 1/2 of the
Southeast 1/4 of the Southwest 1/4 of the Southwest
1/4; thence East along said South line, 60 feet to
the point of beginning.

1 a Landmark pursuant to Ordinance 106348 based upon satis-
2 faction of the following criteria of Ordinance 102229:

3 Section 6(1) - has significant character, interest or value,
4 as part of the development, heritage or cultural
5 characteristics of the City, State or Nation; or
6 is associated with the life of a person signifi-
7 cant in the past; and

8 Section 6 (8) - by being part of or related to a square,
9 park or other distinctive area, should be developed
10 or preserved according to a plan based on historic,
11 cultural or architectural motif; and

12 Section 6 (9) - owing to its unique location or singular
13 physical characteristic, represents an established
14 and familiar visual feature of the neighborhood,
15 community or city.

16 Section 2. The following controls upon alteration of
17 the Landmark are hereby imposed:

18 A Certificate of Approval must be obtained or the time
19 for denying a Certificate of Approval must have expired
20 before the owner may make alterations to

21 a. The entire site as described in the aforementioned
22 legal description, but not including any structures
23 other than main convent building. Any new struc-
24 tures proposed for the site will be reviewed for
25 location and exterior design compatibility with
26 the convent structure and the site.

27 b. The original convent structure including specifi-
28 cally original brick work and terra cotta exterior
details of the main building; repair, cleaning and
maintenance of original brick or terra cotta
detail other than in-kind; and interior changes
and repairs to original balusters, newel posts,
chapel doors and library wall paneling.

Section 3. That any changes, alterations or demoli-
tions, other than repair and maintenance in kind, to elements
listed in Section 2 above, shall require review by the
Landmarks Preservation Board and issuance of Certificates of
Approval pursuant to the provisions of Ordinance 106348.

Section 4. Enforcement of this Ordinance and penalties
for its violation shall be as provided in Section 14.08 of
Ordinance 106348.

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 Superintendent of Buildings.

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 17 day of September, 1979,
and signed by me in open session in authentication of its passage this 17 day of
September, 1979.

Approved by me this 26 day of September, 1979.
Charles Royer
President of the City Council.
Mayor.

Filed by me this 26 day of September, 1979.

Attest:

E. L. King
City Comptroller and City Clerk.

(SEAL)

Published

By

Rayne Angerme
Deputy Clerk.