

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

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

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

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

9 Section 5. The City Clerk is hereby directed to record
10 this ordinance with the King County Director of Records and
11 Elections, deliver two copies to the City Historic
12 Preservation Officer, 400 Yesler Building, and deliver one copy
13 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.