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8/28/89
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#8
C.B.107637

ORDINANCE 114770

AN ORDINANCE relating to historic preservation, imposing controls upon the Josephinum/New Washington Hotel, 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 October 19, 1988, voted to approve the nomination of the Josephinum/New Washington Hotel at 1902 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on January 4, 1989, the Board voted to approve the designation of the Josephinum/New Washington Hotel as a Landmark under SMC Chapter 25.12; and

WHEREAS, on July 5, 1989, 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 Josephinum/New Washington Hotel more particularly described as:

Lots 9 and 12, Block 46, of A.A. Denny's 6th Addition according to plat thereof recorded in volume 1 of plats, page 99, records of King County, Washington.

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

1 style, or period, or of a method of
2 construction; and
3 is hereby acknowledged.

4 Section 2. CONTROLS. The following controls upon
5 alteration of the landmark are hereby imposed:

6 A. CERTIFICATE OF APPROVAL PROCESS

7 A Certificate of Approval, issued by the City of
8 Seattle's Landmarks Preservation Board pursuant to
9 City Ordinance 106348, must be obtained, or the
10 time for denying a Certificate of Approval
11 application must have expired, before the owner
12 may make alterations or significant changes to:

13 The entire exterior of the building, including the
14 roof, and the following areas of the interior:
15 the main lobby and associated balcony/mezzanine
16 (excluding the offices and rooms off the balcony);
17 the ceiling and the north, south and west walls of
18 the ballroom/chapel, including the coffered
19 ceiling, mock balcony, corbels and windows, except
20 as noted under Administrative Review (below).

21 A Certificate of Approval is not required for any
22 in-kind maintenance or repairs of the above-noted
23 features.

24 B. ADMINISTRATIVE REVIEW

25 1. Administrative review and approval may
26 be provided for the below listed items
27 according to the following standards.
28 The Owner shall submit to the City
Historic Preservation Officer (CHPO) a
written request for these changes,
including applicable drawings and/or
specifications. If the changes are
consistent with the standards set forth
below, the changes shall be approved
without the need for any further action
by the Board. If the CHPO determines
the changes fail to meet these
standards, the Owner may submit revised
materials to the CHPO or submit in
accordance with the Certificate of
Approval process set forth in Ordinance
106348.

2. The CHPO shall submit his or her written
decision on the Owner's submittal to the
Owner no later than the fourteenth
(14th) day following the date of
application. Failure of the CHPO to
approve or disapprove the request within
that period shall constitute approval of
the request.

3. Administrative review is available only
for the alterations to the lower eight

1 feet of the north, south and west walls
2 of the ballroom/chapel interior.

3 Section 3. INCENTIVES. The following incentives are
4 hereby noted as potentially available to the owner although
5 the listing shall not be construed as inclusive:

6 1) Section 24.74.020, of the Seattle Municipal Code
7 entitled Special Exceptions; and SMC Sections 23.44.26; or
8 23.45.124 Administrative Conditional Uses, authorize, under
9 certain circumstances, uses in a designated Landmark that
10 are not otherwise permitted in the zone the Landmark is
11 located.

12 2) Building and Energy Code exceptions on an
13 application basis.

14 3) Historic Preservation Special Tax Valuation
15 (Chapter 84.26 RCW) to all Seattle landmarks subject to
16 controls imposed by a designation ordinance on an
17 application basis.

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

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

27 Section 6. This ordinance shall take effect and be in
28 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.

29 PASSED by the City Council the 16th day of October,
30 1989, and signed by me in open session in authentication of
31 its passage this 16th day of October, 1989.

32 
33 President of the City Council

1 Approved by me this 23rd day of October, 1989.

2 *Charles Royer*
3 Mayor

4 Filed by me this 23rd day of October, 1989.

5 ATTEST:

6 *Norward J. Brooks*
City Comptroller and City
Clerk

7 (SEAL)
Published _____

By: *Theresa Dunbar*