

Ordinance No. 124376

Council Bill No. CB 117903

AN ORDINANCE relating to historic preservation, imposing controls upon the Palladian Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Related Legislation File: Clerk File 313202

Date Introduced and Referred: <u>9.9.13</u>	To: (committee): <u>Economic Resiliency and Regional Relations</u>
Date Re-referred:	To: (committee):
Date Re-referred: <u>5</u>	To: (committee):
Date of Final Action: <u>12.16.13</u>	Date Presented to Mayor: <u>12.18.13</u>
Date Signed by Mayor: <u>12.19.13</u>	Date Returned to City Clerk: <u>12.23.13</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: [Signature]

Committee Action:

Date	Recommendation	Vote
<u>12-12-13</u>	<u>PASS</u>	<u>RLJSG 2-0</u>

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
<u>12.16.13</u>	<u>passed</u>	<u>9-0</u>

Law Department

Ordinance No. 124376



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CITY OF SEATTLE

ORDINANCE 124370

COUNCIL BILL 117903

AN ORDINANCE relating to historic preservation, imposing controls upon the Palladian Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

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

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on October 5, 2011, voted to approve the nomination of the improvement located at 2000 Second Avenue (which is referred to as the "Palladian Apartments" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 16, 2011, the Board voted to approve the designation of the Palladian Apartments under SMC Chapter 25.12; and

WHEREAS, on June 5, 2013, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2000 Second Avenue (which is referred to as the "Palladian Apartments" for the purposes of this ordinance) is hereby acknowledged.



1 A. Legal Description. The Palladian Apartments is located on the property legally
2 described as:

3 Lot 12, Block 47 of A.A. Denny's 6th Addition to the City of Seattle, according
4 to the plat thereof, recorded in Volume 1 of Plats, Page 99, in County of King,
5 State of Washington.

6
7 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
8 the following specific features or characteristics of the Palladian Apartments are designated: the
9 exterior of the improvement known as the Palladian Apartments. The following describes the
10 known existing historic features of the building:

11 The building is clad with red-purple color brick and accentuated by terra cotta
12 trim and ornament. The building base is distinguished by two-story high
13 segmental arched bays; four located along the Second Avenue elevation and
14 seven along the Virginia Street elevation. The building base is capped by a
15 bracketed intermediate cornice with the brackets also forming keystones at each
16 bracketed intermediate cornice with the brackets also forming keystones at each
17 of the segmental arches. The intermediate cornice is further adorned with fruit
18 swag motifs and denticulated trim molding. Each of the base piers that frame the
19 storefront bays are distinguished by Jugdenstil-influenced terra cotta ornament
20 composed of abstracted geometric forms located at the top of the piers.
21 Two intact original bays at the Virginia Street elevation were historically infilled
22 with brick and do not include mezzanine level or storefront windows. The current
23 apartment entry is at an original recessed marble clad vestibule with stairwell
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1 located at the central bay of the Virginia Street elevation. Spandrels at the three
2 easternmost storefronts are intact.

3 The building shaft is distinguished by striated red brick and stone cladding at the
4 second floor level. This floor level is further accentuated by ornate Palladian
5 window hoods at the corner bays and deep geometric voussoirs at intermediate
6 window locations. Wide window surrounds at this level also include a recessed
7 geometric treatment. The remainder of the shaft is clad red brick set in a common
8 bond that is typically punctuated by single individually set window openings with
9 cast stone sills accentuated by small geometric brackets.
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11 The prominent ninth floor level building cap at the principal elevations is
12 distinguished by multiple historic features. A wide horizontal terra cotta lintel
13 runs below the uppermost windows at the building cap; it is accentuated by
14 Jugdenstil-influenced abstract geometric forms that correspond with the terra
15 cotta ornament at the piers framing the storefront bays below. A broad and deep
16 terra cotta cornice crowns the building; it is distinguished by a denticulated
17 molding and large geometric brackets that are attached to a wide corresponding
18 terra cotta frieze.
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21 The east and north elevations are both utilitarian in character. The flush east
22 elevation is primarily unpainted red brick masonry laid in a common bond with
23 the exception of the south edge of the wall where the cladding, cornice and
24 ornamental treatment of the south elevation returns and is terminated. The north
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1 elevation is entirely clad with painted brick masonry. The wall plane is set back at
2 the center of this elevation in order to create a light well.

3 C. Basis of Designation. The designation was made because the Palladian
4 Apartments is more than 25 years old, has significant character, interest or value as a part of the
5 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
6 ability to convey its significance, and satisfies the following from SMC 25.12.350:

- 7 1. It embodies the distinctive visible characteristics of an architectural style, period,
8 or a method of construction (SMC 25.12.350.D).
- 9 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

10 Section 2. CONTROLS: The following controls are hereby imposed on the features or
11 characteristics of the Palladian Apartments that were designated by the Board for preservation:
12

13 A. Certificate of Approval Process.

- 14 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
15 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
16 the time for denying a Certificate of Approval must have expired, before the
17 owner may make alterations or significant changes to the following specific
18 features or characteristics: the exterior of the improvement known as the Palladian
19 Apartments.
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- 21 2. No Certificate of Approval is required for the following:
 - 22 a. Any in-kind maintenance or repairs of the features or characteristics listed in
23 subsection 2.A.1.
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1 b. The installation, alteration or removal of temporary interior window
2 coverings, including draperies and window blinds.

3 B. City Historic Preservation Officer Approval Process.

- 4 1. The City Historic Preservation Officer (CHPO) may review and approve
5 alterations or significant changes to the features or characteristics listed in
6 subsection 2.B.3 according to the following procedure:
7
8 a. The owner shall submit to the CHPO a written request for the alterations or
9 significant changes, including applicable drawings or specifications.
10 b. If the CHPO, upon examination of submitted plans and specifications,
11 determines that the alterations or significant changes are consistent with the
12 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
13 significant changes without further action by the Board.
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15 c. If the CHPO does not approve the alterations or significant changes, the
16 owner may submit revised materials to the CHPO, or apply to the Board for a
17 Certificate of Approval under SMC Chapter 25.12.
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19 2. The CHPO shall transmit a written decision on the owner's request to the owner
20 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
21 written decision constitutes approval of the request.
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23 3. CHPO approval of alterations or significant changes to the features or
24 characteristics listed in subsection 2.A.1 is available for the following:
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- a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
- b. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.
- c. The installation, alteration, or removal of signage.
- d. The replacement of the non-historic windows above the storefront level.
- e. The painting of previously painted exterior surfaces or the removal of paint on historically unpainted exterior surfaces.
- f. The installation, alteration, or removal of canopies.
- g. Alterations to the light well on the north elevation relating to seismic retrofit.

Section 3. INCENTIVES: The following incentives are hereby granted on the features or characteristics of the Palladian Apartments that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

B. Special tax valuation for historic preservation may be available under RCW Chapter 84.26 upon application and compliance with the requirements of that statute.

C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

D. The Owner may be eligible to participate in the City's Landmark Transfer of Development Rights (TDR) Bank after obtaining a determination from the City concerning the



1 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
2 properties as Landmark TDR, pursuant to SMC 23.49.014.

3 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
4 SMC 25.12.910.

5 Section 5. The Palladian Apartments is hereby added alphabetically to Section II,
6 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

7 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
8 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
9 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
10 directed to provide a certified copy of the ordinance to the owner of the landmark.
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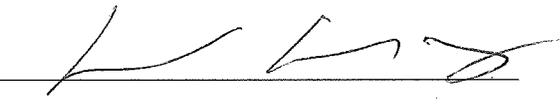
12 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
13 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
14 shall take effect as provided by SMC Section 1.04.020.
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1 Passed by the City Council the 16th day of Dec., 2013, and
2 signed by me in open session in authentication of its passage this
3 16th day of Dec., 2013.

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5 
6 President _____ of the City Council

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8 Approved by me this 19th day of December, 2013.

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10 
11 Michael McGinn, Mayor

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13 Filed by me this 23rd day of December, 2013.

14
15 
16 Monica Martinez Simmons, City Clerk

17 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/206-615-1786	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Palladian Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Palladian Apartments as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Palladian Apartments to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Palladian Apartments was built in 1910 and is located in downtown Seattle. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

X **This legislation does not have any financial implications.**

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
None.



e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes.

h) Other Issues:

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Palladian Apartments

Sarah Sodt
DON Palladian Apartments Landmark Designation FISC EXH A
July 29, 2013
Version #1

Vicinity map of the Palladian Apartments



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.





City of Seattle
Office of the Mayor

August 13, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Palladian Apartments as a historic landmark, imposes controls, grants incentives and adds the Palladian Apartments to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodt, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



FILED
CITY OF SEATTLE

2014 FEB -6 PM 4: 22

CITY CLERK

STATE OF WASHINGTON -- KING COUNTY

--SS.

306495
CITY OF SEATTLE, CLERKS OFFICE

No. 124374,375,376,377,378,79

Affidavit of Publication

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.

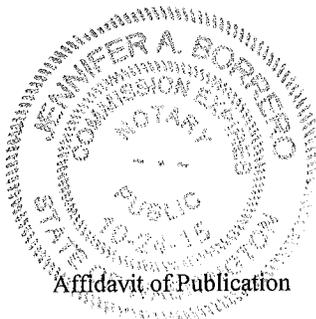
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCE

was published on

01/15/14

The amount of the fee charged for the foregoing publication is the sum of \$149.50 which amount has been paid in full.



Affidavit of Publication

James Coleby

Subscribed and sworn to before me on
01/15/2014 *John Rao*

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle Title Only Ordinances

The full text of the following legislation, passed by the City Council on December 16, 2013, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124374

AN ORDINANCE relating to the Department of Transportation's Hazard Mitigation Program; authorizing the Director to acquire, accept, and record on behalf of the City of Seattle, a permanent easement from Dan J. Del Duca and Mary Frances Del Duca, husband and wife, located in a portion of Lots 1 and 2, Block 35, Rainier Beach, for the purpose of slope stabilization along a portion of Rainier Avenue South; placing the real property rights under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming prior acts.

ORDINANCE NO. 124375

AN ORDINANCE relating to historic preservation, imposing controls upon Old Norway Hall, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 124376

AN ORDINANCE relating to historic preservation, imposing controls upon the Palladian Apartments, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

ORDINANCE NO. 124377

AN ORDINANCE relating to a utility tunnel under and across Broadway between East Olive Street and East Howell Street; amending Ordinance 116634, as amended by Ordinance 121855; updating the insurance and bond requirements; amending the annual fee and other terms and conditions of the permit; renewing the term of the permit to the Seattle Central Community College; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124378

AN ORDINANCE relating to land use and zoning; amending Sections 23.22.062, 23.22.066, 23.22.074, 23.22.100, 23.24.020, 23.24.040, 23.24.045, 23.28.030, 23.40.020, 23.41.004, 23.41.012, 23.42.124, 23.43.008, 23.43.010, 23.43.012, 23.44.014, 23.44.016, 23.44.018, 23.44.026, 23.44.028, 23.44.030, 23.44.036, 23.44.041, 23.44.044, 23.45.502, 23.45.508, 23.45.510, 23.45.514, 23.45.518, 23.45.520, 23.45.522, 23.45.526, 23.45.529, 23.45.532, 23.45.536, 23.45.545, 23.45.570, 23.47A.004, 23.47A.005, 23.47A.008, 23.47A.009, 23.47A.013, 23.47A.014, 23.47A.032, 23.49.013, 23.49.014, 23.49.015, 23.49.025, 23.49.181, 23.50.038, 23.50.044, 23.52.002, 23.52.008, 23.53.005, 23.53.006, 23.53.035, 23.54.015, 23.54.025, 23.54.030, 23.55.034, 23.55.040, 23.58A.024, 23.66.030, 23.66.032, 23.66.115, 23.66.318, 23.69.032, 23.71.014, 23.71.018, 23.72.008, 23.72.010, 23.75.015, 23.75.020, 23.75.140, 23.75.170, 23.76.004, 23.76.012, 23.76.020, 23.76.022, 23.76.024, 23.76.026, 23.76.032, 23.76.046, 23.76.050, 23.76.056, 23.79.010, 23.84A.002, 23.84A.006, 23.84A.018, 23.84A.028, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.038, 23.84A.040, 23.84A.048, 23.86.007, 23.86.016, 23.88.020, 23.90.018, 23.90.019, 23.91.002, 25.05.350, and 25.05.675 of the Seattle Municipal Code, to correct typographical errors, correct section references, clarify regulations, and make minor amendments.

ORDINANCE NO. 124379

AN ORDINANCE relating to the City Light Department; declaring surplus a certain portion of real property in Pend Oreille County owned by The City of Seattle that is no longer required for providing public utility service; and authorizing the sale and conveyance of the surplus property to the Bonneville Power Administration ("BPA") by quit claim deed.

Date of publication in the Seattle Daily Journal of Commerce, January 15, 2014.

1/15(306495)