

Designating the Victorian Row Apartments
on South King Street as Historic Landmarks.

77: B: 56

Ordinance No. 108224

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Victorian Row Apartments, 1236 - 38th South King Street, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

5/8/79 - UDH - PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 100329

INTRODUCED: APR 30 1979	BY: EXECUTIVE REQUEST
REFERRED: APR 30 1979	TORGAN DEVELOPMENT & HOUSING
REFERRED:	
REPORTED: MAY 14 1979	SECOND READING: MAY 14 1979
THIRD READING: MAY 14 1979	SIGNED: MAY 14 1979
PRESENTED TO MAYOR: MAY 15 1979	APPROVED: MAY 21 1979
RETD. TO CITY CLERK: MAY 21 1979	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

ORDINANCE 108224

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Victorian Row Apartments, 1236 - 38th South King Street, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks 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 a public meeting on November 15, 1978 voted to approve the nomination of the Victorian Row Apartments, 1236 - 38th South King Street, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 20, 1978, the Board voted to approve the designation of the Victorian Row Apartments as a Landmark under Ordinance 106348; and

WHEREAS, on March 21, 1979 the Board approved the controls and incentives recommended by the staff, the owner having declined to negotiate controls and incentives; and

WHEREAS, the Board recommends to the City Council imposition of the controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the Victorian Row Apartments, more particularly described as Block 2, Lots 11 and 12 of the Syndicate Addition to The City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

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

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired

(To be used for all Ordinances except Emergency.)

before the owner may make alterations to the exterior of the structure. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 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 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

Joan Miller
President of the City Council.

Approved by me this 21 day of May, 1979.
Charles Royer
Mayor.

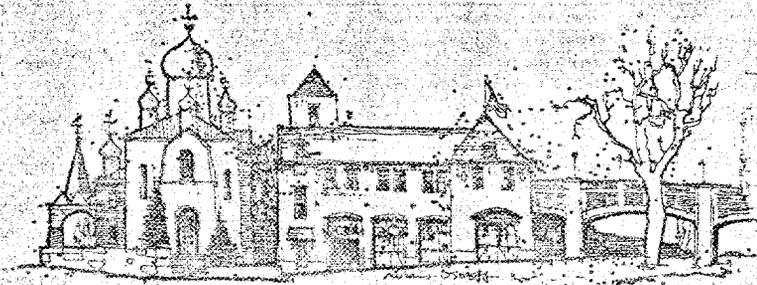
Filed by me this 21 day of May, 1979.

Attest: *E. L. King*
City Comptroller and City Clerk.

By: *Raymond Aguirre*
Deputy Clerk.

(SEAL)

Published.....



31021

COPY OF WITHIN RECEIVED

MAR 29 1979

Douglas N. Jewett
CITY ATTORNEY

FEARN

The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.
Seattle, Washington 98104 • (206) 625-4501

LPB-105/79

26 March 1979

The Honorable Douglas Jewett
City Attorney
1000 Municipal Building
Seattle, Washington 98104

SUBJECT: Landmark Legislation

ATTENTION: Gordon Crandall
James Fearn

Dear Mr. Jewett:

In accordance with a request from the City Council's Housing & Urban Development Committee to transmit Landmark designation cases directly to you for legislation when the designation is not contested, I hereby transmit the following:

- The Ballard/Howe House, 22 W. Highland Drive
- Italianate Victorian Pair, 208 & 210 - 13th Av So
- Victorian Row Apts., 1234-1238 So King St
- * The Bussell House, 1630 - 36th Av

In reference to The Bussell House property, this documentation has already been transmitted to Mr. Fearn.

The proposed controls and incentives for the above properties were approved by the Landmarks Preservation Board at their meeting of 21 March 1979.

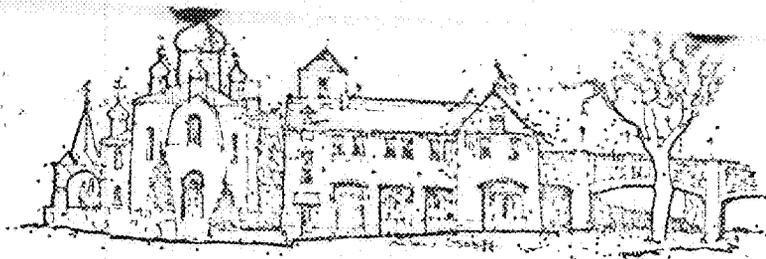
Sincerely,

Earl D. Layman
City Historic Preservation Officer

EDL:hg

cc: James Daly, Chairperson
Landmarks Preservation Board

Enclosures



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
~~XXXXXXXXXXXX~~ Seattle, Washington, 98104 • (206) 625-4501

TO: Seattle Superintendent of Buildings
Property Owners
Interested Parties of Record

APPROVAL OF NOMINATION

NAME OF PROPERTY: Victorian Row Apartments
1236-38 South King Street

LEGAL DESCRIPTION: Syndicate Addition
Block 2, Lots 11, 12

At its meeting of Nov. 15, 1978, the Landmarks Preservation Board voted to approve the nomination of the subject property as a Seattle Landmark. The following particular features and/or characteristics are proposed to be preserved:

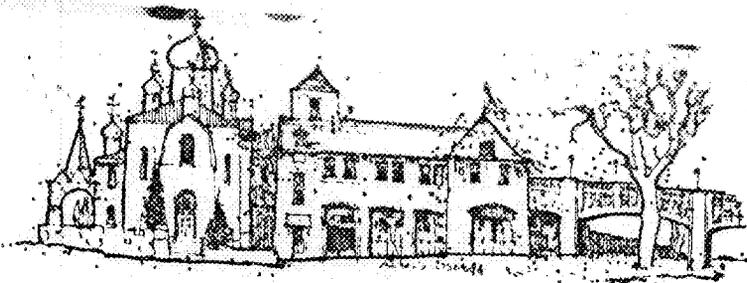
Exterior of structure, exclusive of the site, and possible interior features

The Board will hold a Public Hearing on Wednesday, Dec. 20, 1978 at 11:00 am in the Mayor's Conference Room, 12th Floor, Municipal Building, at which the City will consider Approval of Designation. A copy of the Landmarks Preservation Ordinance No. 106348 is enclosed for the owners' information. This ordinance outlines the detailed procedures and processes pertaining to designation, consideration and enactment of designation. If you have any questions you wish to ask prior to the Designation Hearing, please contact Earl Layman or Roberta Deering at 625-4501.

Earl D. Layman
City Historic Preservation Officer

ELD:rj

Att.
Administered by The Office of Urban Conservation, The Seattle Department of Community Development



The City of Seattle

Landmarks Preservation Board

400 Yesler Building

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

January 3, 1979

LPB-04/79

REPORT ON DESIGNATION

NAME OF PROPERTY &
ADDRESS:

VICTORIAN ROW APARTMENTS
1234-38 South King Street

LEGAL DESCRIPTION:

Syndicate Addition
Block 2, Lots 11, 12

OWNER:

Roy M. Chample
1234-8 South King Street
Seattle, Washington 98144

On November 15, 1978 the Seattle Landmarks Preservation Board voted to approve nomination of the subject property. On December 20, 1978 the Board held a Public Hearing and voted to approve designation of the subject property specifying the following features to be preserved:

Exterior of structure, exclusive of the site

The action is based upon satisfaction of the following criteria of Ordinance 106348, Section 3.01:

- 4) *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;*

1238 South King Street is probably the only unmodified Victorian apartment building remaining in Seattle. Built in 1891 to meet the needs of a growing housing market, this building was originally one of a large number of frame structures constructed quickly

MORE-

and inexpensively to provide living quarters close to the central business district, then located in Pioneer Square.

The building is one of the best representatives of a type of dwelling that was an early prototype of the modern apartment building. It resembles the attached Victorian row houses of which there are still many surviving in San Francisco.

Regardless of these characteristics and the fact that buildings such as this one were so cheaply assembled (compared to other buildings of the same period), their gabled rectangular bays, scalloped skirting, and porch decoration related these worker's accommodations to the elegant and expensive housing being built adjacent to the business district (Judge Thomas Burke's residence on 2nd and Marlon Street being one notable example). The facade has a rhythm and color that make it handsome regardless of its dilapidated physical condition.

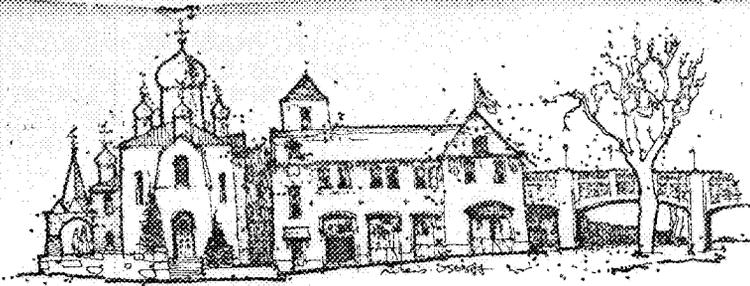
REPORT ISSUED:

Earl D. Layman
Earl D. Layman
City Historic Preservation Officer

Jan. 3, 1979
Date

/hg

cc: Property Owner
William Justen
Margaret A. Corley



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
919 Arctic Building Seattle, Washington, 98104 • (206) 625-4501

LPB-95/79

STAFF RECOMMENDATIONS ON CONTROLS & INCENTIVES

Victorian Row Apartments
1234-38 South King Street

In accordance with Ordinance 106348 the Landmarks Board Staff recommend the following Controls & Incentives for the subject structure:

CONTROLS:

To assure preservation of the specified features and characteristics of the Landmark, the following Controls shall be imposed:

A Certificate of Approval, issued by the Landmarks Preservation Board, must be obtained, or the time for denying a Certificate of Approval must have expired, before the owners may make alterations or significant changes to:

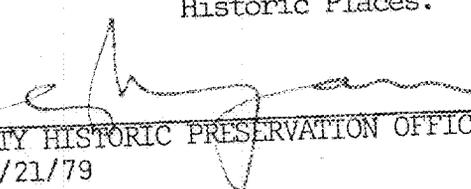
- a.) the exterior of the structure.

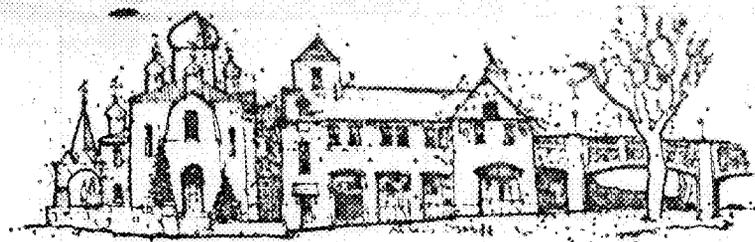
Any in-kind maintenance or repair for the above noted features shall be excluded from the above controls.

INCENTIVES:

The following economic incentives are hereby noted as available to the owners:

- a.) the incentives to all Seattle Landmarks under the Zoning Code;
- b.) the availability of Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.


CITY HISTORIC PRESERVATION OFFICER
03/21/79



The City of Seattle

Landmarks Preservation Board

400 Yeşler Building

Seattle, Washington, 98104 • (206) 625-4501

LPB-99/79

26 March 1979

VIA: CERTIFIED MAIL

Mr. Roy M. Champie
1234 - 1238 So. King St.
Seattle, WA. 98144

SUBJECT: Victorian Row Apartments, 1234 - 1238 So. King St.

Dear Mr. Champie:

At their meeting on March 21, 1979, the Landmarks Preservation Board reviewed and approved the Staff Recommendations on Controls & Incentives for the subject property (LPB-95/79 - copy enclosed). The documentation will now be forwarded to the City Council for their final action in accordance with Ordinance 106348 on these designation proceedings. I am unable at this point to confirm a date for Council's Committee Hearing on this action as that would be dependent on their scheduling.

Should you have any questions on these proceedings or relative to Landmark status please feel free to contact Earl Layman or myself (625-4501) at any time.

Sincerely,

Roberta Deering, Coordinator
Landmarks Preservation Board

RD:hg

cc: James Daly, Chairperson
Landmarks Preservation Board

Enclosure

6.00
JF:fmh
124/79
MAY 24 1979 00256 7905241006 LSI A HF

MAY 24 1 37 PM '79
RECORDED KC RECORDS

ORDINANCE 108224

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Victorian Row Apartments, 1236 - 38th South King Street, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks 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 a public meeting on November 15, 1978 voted to approve the nomination of the Victorian Row Apartments, 1236 - 38th South King Street, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on December 20, 1978, the Board voted to approve the designation of the Victorian Row Apartments as a Landmark under Ordinance 106348; and

WHEREAS, on March 21, 1979 the Board approved the controls and incentives recommended by the staff, the owner having declined to negotiate controls and incentives; and

WHEREAS, the Board recommends to the City Council imposition of the controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the Victorian Row Apartments, more particularly described as Block 2, Lots 11 and 12 of the Syndicate Addition to The City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

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

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired

(To be used for all Ordinances except Emergency.)

before the owner may make alterations to the exterior of the structure. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 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 14 day of May, 1977,
and signed by me in open session in authentication of its passage this 14 day of May, 1977.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1977.
Charles Royer
Mayor.

Filed by me this 21 day of May, 1977.

Attest: *E. L. King*
City Comptroller and City Clerk.

By *Rayne Ferguson*
Deputy Clerk.

(SEAL)

Published.....

7905241006

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on *Urban Development & Housing,*

MAY 14 1979

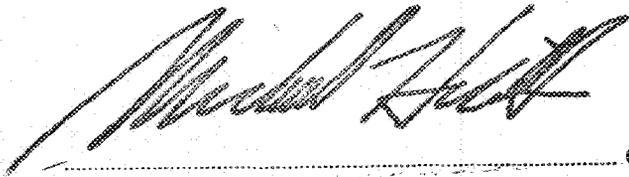
to which was referred

C.B. 100329

Designating the Victorian Row Apartments on South King Street as Historic Landmarks.

Relating to historic preservation, imposing controls upon and granting incentives for the Victorian Row Apartments, 1236 - 38th South King Street, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348,

recommends that the same do pass.



Chairman

Chairman

.....
.....
.....
.....
.....
.....
.....

Committee

.....
.....
.....
.....
.....
.....
.....

Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

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 _____

Ordinance No. 108224

was published on May 24, 1979

B. Albatt
Subscribed and sworn to before me on

May 24, 1979

Burton A. Jones
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 19822

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Victorian Row Apartments, 1335-35th South King Street, a Landmark designated by the Landmarks Preservation Board under Ordinance 19821.

WHEREAS the Landmarks Ordinance (19821) 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 meeting on November 15, 1978 voted to approve the nomination of the Victorian Row Apartments, 1335-35th South King Street, Seattle for consideration of designation as a Landmark under Ordinance 19821; and

WHEREAS after a public hearing on December 20, 1978, the Board voted to approve the designation of the Victorian Row Apartments as a Landmark under Ordinance 19821; and

WHEREAS on March 21, 1979 the Board approved the controls and incentives recommended by the staff, the owner having declined to negotiate controls and incentives; and

WHEREAS the Board recommends to the City Council imposition of the controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the Victorian Row Apartments more particularly described as Block 2, Lots 11 and 12 of the Syndicate Addition to The City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 19821:

(1) It embodies the distinctive visible characteristics of and architectural style, or period, or of a method of construction.

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

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to the exterior of the structure. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.05 of Ordinance Number 19821.

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, 409 Tesler 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 14th day of May, 1979, and signed by me in open session in authentication of its passage this 14th day of May, 1979.

JOHN MILLER,
President of the City Council.

Approved by me this 21st day of May, 1979.