



SEATTLE CITY COUNCIL

Legislative Summary

CB 118768

Record No.: CB 118768

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125126

In Control: City Clerk

File Created: 06/09/2016

Final Action: 09/16/2016

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Gaslight Inn, 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.

<p>Notes:</p> <p>Sponsors: Burgess</p> <p>Attachments: Drafter: jeanne.murphy@seattle.gov</p>	<p style="text-align: right;"><u>Date</u></p> <p>Filed with City Clerk:</p> <p>Mayor's Signature:</p> <p>Vetoed by Mayor:</p> <p>Veto Overridden:</p> <p>Veto Sustained:</p>
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Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	07/05/2016	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	07/05/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	07/08/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						
	Notes:						

- 1 Full Council 09/06/2016 referred Affordable Housing, Neighborhoods, and Finance Committee
- 1 Affordable Housing, Neighborhoods, and Finance Committee 09/07/2016 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson
Opposed: 0
- 1 Full Council 09/12/2016 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 09/14/2016 submitted for Mayor's signature Mayor
- 1 Mayor 09/16/2016 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 09/16/2016 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 09/16/2016 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE

ORDINANCE

125126

COUNCIL BILL

118768

AN ORDINANCE relating to historic preservation; imposing controls upon the Gaslight Inn, 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 Preservation 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 August 19, 2015, voted to approve the nomination of the improvement located at 1727 15th Avenue and the site on which the improvement is located (which collectively are referred to as the "Gaslight Inn" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 7, 2015, the Board voted to approve the designation of the Gaslight Inn under SMC Chapter 25.12; and

WHEREAS, on December 16, 2015, 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 Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 1727

1 15th Avenue and the site on which the improvement is located (which collectively are referred to
2 as the “Gaslight Inn” for the purposes of this ordinance) is hereby acknowledged.

3 A. Legal Description. The Gaslight Inn is located on the property legally described
4 as:

5 Plat Lot 8, Block 25, Compton’s 1st Addition, according to the plat thereof,
6 recorded in Volume 3 of Plats, page 11 in King County, Washington.

7 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
8 the Board designated the following specific features or characteristics of the Gaslight Inn:

- 9 1. The site;
- 10 2. The exterior of the house;
- 11 3. The following areas of the first floor interior: entry hall, main stair, living
12 room, dining room, library, and parlor (former ballroom).

13 C. Basis of Designation. The designation was made because the Gaslight Inn is more
14 than 25 years old, has significant character, interest, or value as a part of the development,
15 heritage, or cultural characteristics of the City, state, or nation, has integrity or the ability to
16 convey its significance, and satisfies the following from SMC 25.12.350:

- 17 1. It is associated in a significant way with a significant aspect of the
18 cultural, political, or economic heritage of the community, City, state, or nation (SMC
19 25.12.350.C); and
- 20 2. It embodies the distinctive visible characteristics of an architectural style,
21 or period, or of a method of construction (SMC 25.12.350.D).

22 Section 2. CONTROLS: The following controls are hereby imposed on the features or
23 characteristics of the Gaslight Inn that were designated by the Board for preservation:

1 A. Certificate of Approval Process.

2 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
4 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
5 owner may make alterations or significant changes to the features or characteristics of the
6 Gaslight Inn that were designated by the Board for preservation.

7 2. No Certificate of Approval is required for the following:

8 a. Any in-kind maintenance or repairs of the features or
9 characteristics of the Gaslight Inn that were designated by the Board for preservation.

10 b. Installation, removal or alteration of the following landscape
11 elements: trees less than 8 inches in diameter measured 4 1/2 feet above ground; shrubs;
12 perennials; and annuals.

13 c. Installation, removal, or alteration of the following temporary site
14 furnishings: benches, movable planter boxes, and movable water features.

15 d. Installation or repair of underground utilities and irrigation,
16 provided that the site is restored in kind.

17 e. Installation, removal, or alteration of non-illuminated exterior
18 signage less than 6 square feet in area.

19 f. Painting of interior surfaces currently painted, and carpeting of
20 surfaces currently carpeted, as depicted in the nomination application.

21 g. Installation, removal, or alteration of temporary interior window
22 coverings.

23 h. Installation of a gas fireplace on the north wall of the parlor
24 (former ballroom) to mirror the existing fireplace on the south wall of the living room if: the

1 form, materials, and details of the gas fireplace, mantle, and hearth are similar to the details of
2 the existing fireplace, mantle, and hearth (a difference in tile color is acceptable); and the
3 exterior alterations are limited to a through-wall vent.

4 B. City Historic Preservation Officer Approval Process.

5 1. The City Historic Preservation Officer (CHPO) may review and approve
6 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
7 this ordinance according to the following procedure:

8 a. The owner shall submit to the CHPO a written request for the
9 alterations or significant changes, including applicable drawings or specifications.

10 b. If the CHPO, upon examination of submitted plans and
11 specifications, 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 significant changes
13 without further action by the Board.

14 2. If the CHPO does not approve the alterations or significant changes, the
15 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of
16 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
17 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
18 transmit a written decision constitutes approval of the request.

19 3. CHPO approval of alterations or significant changes to the features or
20 characteristics of the Gaslight Inn that were designated by the Board for preservation is available
21 for the following:

22 a. For the specified features and characteristics of the building, the
23 addition or elimination of ducts, conduits, HVAC vents, grilles, pipes, and other similar wiring
24 or mechanical elements necessary for the normal operation of the building.

1 b. Removal of hazardous trees more than 8 inches in diameter
2 measured 4 1/2 feet above the ground.

3 c. Installation, removal, or alterations of site lighting, exterior
4 building light fixtures, and security equipment.

5 d. Alterations of landscape features and site improvements, with the
6 exception of the addition of new trees.

7 e. Alterations to the rear of the exterior of the house.

8 f. Exterior signage, unless otherwise excluded under subsection
9 2.A.2.e of this ordinance.

10 g. Installation of new interior lighting to supplement existing historic
11 fixtures.

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

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

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

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

21 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
22 parking requirements for uses permitted in a designated landmark structure may be permitted
23 pursuant to SMC Title 23.


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

3 Section 5. The Gaslight Inn is hereby added alphabetically to Section I, Residences, of
4 the Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
7 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
8 CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.

1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 12th day of September, 2016,
5 and signed by me in open session in authentication of its passage this 12th day of
6 September, 2016.

7 

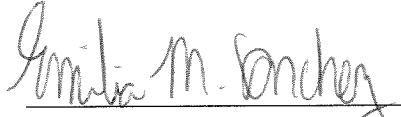
8 President _____ of the City Council

9 Approved by me this 16th day of September, 2016.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 16th day of September, 2016.

13 

14 for Monica Martinez Simmons, City Clerk

15 (Seal)