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CITY OF SEATTLE
ORDINANCE 127089
COUNCIL BILL 120850

AN ORDINANCE relating to historic preservation; imposing controls upon the Continental Hotel, 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 February 1, 2023, voted to approve the nomination of the improvement located at 315 Seneca Street (referred to as the “Continental Hotel”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 15, 2023, the Board voted to approve the designation of the Continental Hotel under SMC Chapter 25.12; and

WHEREAS, on July 19, 2023, the Board and the Continental Hotel’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

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

1 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

2 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation
3 by the Landmarks Preservation Board (“Board”) of the improvement located at 315 Seneca
4 Street (referred to as “Continental Hotel”) is acknowledged.

5 A. Legal Description. The Continental Hotel is located on the property legally described
6 as:

7 The westerly 60 feet of lot 2, Block 15, Addition to the Town of Seattle, as laid out on the
8 claims of C.D. Boren and A.A. Denny and H.L. Yesler (commonly known as C.D.
9 Boren’s Addition to the City of Seattle), According to the plat thereof recorded in volume
10 1 of plats, page 25, in King County, Washington.

11 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
12 designated the following specific features or characteristics of the Continental Hotel: the exterior
13 of the building.

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

18 1. It is associated in a significant way with a significant aspect of the cultural,
19 political, or economic heritage of the community, City, state, or nation (SMC 25.12.350.C).

20 2. It embodies the distinctive visible characteristics of an architectural style, or
21 period, or of a method of construction (SMC 25.12.350.D).

22 Section 2. Controls. The following controls are imposed on the features or characteristics
23 of the Continental Hotel 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 ordinance, the
3 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
4 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
5 may make alterations or significant changes to the features or characteristics of the Continental
6 Hotel that were designated by the Board for preservation.

7 2. No Certificate of Approval is required for the following: any in-kind
8 maintenance or repairs of the features or characteristics of the Continental Hotel that were
9 designated by the Board for preservation.

10 B. City Historic Preservation Officer (CHPO) Approval Process.

11 1. The CHPO may review and approve alterations or significant changes to the
12 features or characteristics listed in subsection 2.B.3 of this ordinance according to the following
13 procedure:

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

16 b. If the CHPO, upon examination of submitted plans and specifications,
17 determines that the alterations or significant changes are consistent with the purposes of SMC
18 Chapter 25.12, the CHPO shall approve the alterations or significant changes without further
19 action by the Board.

20 2. If the CHPO does not approve the alterations or significant changes, the owner
21 may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval
22 under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to

1 the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
2 written decision constitutes approval of the request.

3 3. CHPO approval of alterations or significant changes to the features or
4 characteristics of the Continental Hotel that were designated by the Board for preservation is
5 available for the following:

6 a. For the specified features and characteristics of the landmark, the
7 addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads,
8 wiring, meters, utility connections, downspouts and gutters, and other similar mechanical,
9 electrical, and telecommunication elements necessary for the normal operation of the building or
10 site.

11 b. Installation, removal, or alteration of exterior non-historic light fixtures,
12 exterior security lighting, and security system equipment.

13 c. Installation, removal, or alteration of exterior building signage.

14 d. Installation of improvements for safety or accessibility compliance.

15 e. Installation, removal, or alteration of fire and life safety equipment.

16 f. Replacing non-original windows and doors, including alterations to
17 storefront systems, if replacement is compatible with the historic fenestration design consistent
18 with the Secretary of the Interior Standards for Rehabilitation.

19 Section 3. Incentives. The following incentives are granted on the features or
20 characteristics of the Continental Hotel that were designated by the Board for preservation:

21 A. Certain incentives, and exceptions to or exemptions from regulations in SMC Title 23,
22 may be available, either by virtue of the zoning designation applicable to the landmark or its
23 status as a landmark.

1 B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle
2 Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable
3 provisions. Exceptions to certain requirements of the Seattle Building Code and the Seattle
4 Energy Code may be authorized pursuant to the applicable provisions thereof.

5 C. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application
6 basis.

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

9 Section 5. The Continental Hotel is added alphabetically to Section II, Buildings, of the
10 Table of Historical Landmarks contained in SMC Chapter 25.32.

11 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
12 King County Recorder’s Office, deliver two certified copies to the CHPO, and deliver one copy
13 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
14 to provide a certified copy of this ordinance to the Continental Hotel’s owner.

1 Section 7. This ordinance shall take effect as provided by Seattle Municipal Code
2 Sections 1.04.020 and 1.04.070.

3 Passed by the City Council the 17th day of September, 2024,
4 and signed by me in open session in authentication of its passage this 17th day of
5 September, 2024.

6 

7 President _____ of the City Council

Approved / returned unsigned / vetoed this 23rd day of September, 2024.

8 

9 Bruce A. Harrell, Mayor

10 Filed by me this 24th day of September, 2024.

11 

12 Scheereen Dedman, City Clerk

13 (Seal)