

CITY OF SEATTLE
ORDINANCE 126567
COUNCIL BILL 120295

AN ORDINANCE relating to historic preservation; imposing controls upon La Quinta 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 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 3, 2021, voted to approve the nomination of the improvement located at 1710 E Denny Way and the site on which the improvement is located (which are collectively referred to as “La Quinta Apartments”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 17, 2021, the Board voted to approve the designation of La Quinta Apartments under SMC Chapter 25.12; and

WHEREAS, on October 20, 2021, the Board and La Quinta’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,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 1710 E Denny

1 Way and the site on which the improvement is located (which are collectively referred to as “La
2 Quinta Apartments”) is acknowledged.

3 A. Legal Description. La Quinta Apartments is located on the property legally described
4 as:

5 Lots 7, 8 and 9, Block 16, Summit Supplemental Addition to the City of Seattle,
6 according to the plat thereof recorded in Volume 3 of Plats, Page(s) 125, in King County,
7 Washington.

8 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
9 designated the following specific features or characteristics of La Quinta Apartments:

- 10 1. The site, except for the northerly portion as shown on Attachment A.
- 11 2. The exterior of the building.

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

16 1. It is associated in a significant way with the life of a person important in the
17 history of the City, state, or nation (SMC 25.12.350.B).

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

20 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

21 Section 2. Controls. The following controls are imposed on the features or characteristics
22 of La Quinta Apartments that were designated by the Board for preservation:

23 A. Certificate of Approval Process.

24 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
25 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter

1 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
2 may make alterations or significant changes to the features or characteristics of the La Quinta
3 Apartments that were designated by the Board for preservation.

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

5 a. Any in-kind maintenance or repairs of the features or characteristics of
6 La Quinta Apartments that were designated by the Board for preservation.

7 b. Removal of trees that are not included in any of the following
8 categories:

9 1) Significant to the property's history or design, as outlined in the
10 nomination application.

11 2) A designated Heritage Tree on the City of Seattle/Plant
12 Amnesty list.

13 3) An Exceptional Tree per City of Seattle regulations.

14 c. Planting of new trees in locations that will never obscure the view of
15 designated features of the landmark, or physically undermine a built feature of the landmark.

16 d. Planting or removal of shrubs, perennials, or annuals, in locations that
17 will never obscure the view of designated features of the landmark, or physically undermine a
18 built feature of the landmark.

19 e. Installation, removal, or alteration (including repair) of underground
20 irrigation and underground utilities, provided that the site is restored in kind.

21 f. Installation, removal, or alteration of the following site furnishings:
22 benches, chairs, tables, swings, movable planters, and trash/recycling receptacles.

1 g. Installation or removal of interior, temporary window shading devices
2 that are operable and do not obscure the glazing when in the open position.

3 h. Removal of stand-alone non-historic garage, or alterations that do not
4 increase its height or footprint.

5 i. New construction or alterations to an area on the north end of the site,
6 with a boundary defined by the north, west, and east property lines, and a line running east-west
7 that is measured 15 feet perpendicular to the main north wall of the apartment building as
8 illustrated in Attachment A to this ordinance, incorporated by reference.

9 j. Alterations or changes to non-historic masonry wall on west side of rear
10 yard, outside of the boundary illustrated in Attachment A to this ordinance. If the wall is being
11 cut and removed on the excluded portion of the site, this work shall be coordinated with the
12 Landmarks Board coordinator for related repairs to the remaining length of wall on the
13 designated site.

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

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

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

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

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

6 3. CHPO approval of alterations or significant changes to the features or
7 characteristics of La Quinta Apartments that were designated by the Board for preservation is
8 available for the following:

9 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
10 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
11 or other similar mechanical, electrical, and telecommunication elements necessary for the normal
12 operation of the building or site.

13 b. Removal of trees more than 6 inches in diameter measured 4-1/2 feet
14 above ground, when identified as a hazard by an International Society of Arboriculture (ISA)
15 Certified Arborist, and not already excluded from review in subsection 2.A.2.b of this ordinance.

16 c. Installation, removal, or alteration of exterior non-historic light fixtures,
17 exterior security lighting, and security system equipment. If proposed equipment is similar in
18 size and location to existing, the staff may determine it to be in-kind maintenance, provided the
19 fixture or equipment does not obscure designated features and is attached to a material that is
20 easily repairable.

21 d. Installation, removal, or alteration of exterior building and site signage.

22 e. Installation of improvements for safety or accessibility compliance.

23 f. Installation, removal, or alteration of fire and life safety equipment.

1 g. Changes to exterior paint colors when painting a previously painted
2 material. If the proposed color is similar to the existing, staff may determine it to be in-kind
3 maintenance.

4 h. Replacement of non-original windows and doors when located in
5 original openings.

6 i. Alterations or changes to non-historic masonry wall and gate on west
7 side of rear yard, residing on the designated site.

8 j. Emergency repairs or measures (including immediate action to secure
9 the area, install temporary equipment, and employ stabilization methods as necessary to protect
10 the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to
11 the buildings or site as related to a seismic or other unforeseen event. Following such an
12 emergency, the owner shall adhere to the following:

13 1) The owner shall immediately notify the City Historic
14 Preservation Officer and document the conditions and actions the owner took.

15 2) If temporary structural supports are necessary, the owner shall
16 make all reasonable efforts to prevent further damage to historic resources.

17 3) The owner shall not remove historic building materials from the
18 site as part of the emergency response.

19 4) In consultation with the City Historic Preservation Officer and
20 staff, the owner shall adopt and implement a long-term plan to address any damage through
21 appropriate solutions.

22 Section 3. Incentives. The following incentives are granted on the features or
23 characteristics of La Quinta Apartments that were designated by the Board for preservation:

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

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

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

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


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

13 Section 5. La Quinta is added alphabetically to Section I, Residences, of the Table of
14 Historical Landmarks contained in SMC Chapter 25.32.


15 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
16 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
17 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
18 to provide a certified copy of this ordinance to La Quinta's owner.

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 19th day of April, 2022,
5 and signed by me in open session in authentication of its passage this 19th day of
6 April, 2022.

7 
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this 2nd day of May, 2022.

10 
11 Bruce A. Harrell, Mayor

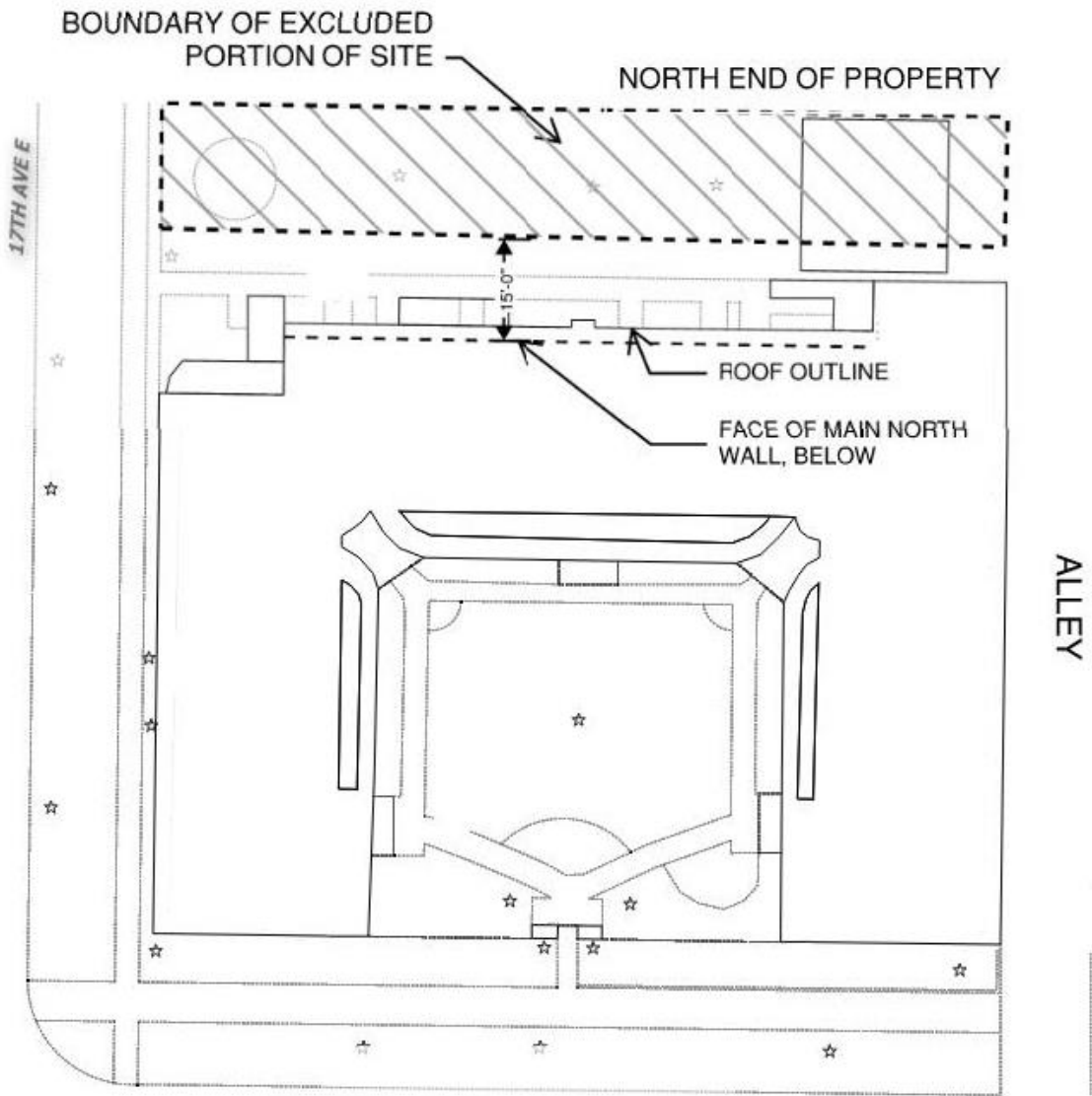
12 Filed by me this 2nd day of May, 2022.

13 
14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:
17 Attachment A – La Quinta Site Plan

ATTACHMENT A La Quinta Site Plan



LA QUINTA APARTMENTS
1710 E DENNY WAY

E DENNY WAY