



# SEATTLE CITY COUNCIL

## Land Use and Neighborhoods Committee

### Agenda

Wednesday, June 23, 2021

9:30 AM

### Public Hearing

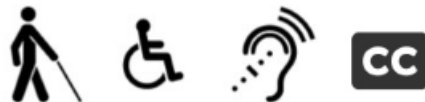
Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.

Dan Strauss, Chair  
Teresa Mosqueda, Vice-Chair  
Debora Juarez, Member  
Andrew J. Lewis, Member  
Alex Pedersen, Member  
M. Lorena González, Alternate

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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**SEATTLE CITY COUNCIL**  
**Land Use and Neighborhoods Committee**  
**Agenda**  
**June 23, 2021 - 9:30 AM**  
**Public Hearing**

**Meeting Location:**

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

**Committee Website:**

<http://www.seattle.gov/council/committees/land-use-and-neighborhoods>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.*

Register online to speak during the Public Comment period at the 9:30 a.m. Land Use and Neighborhoods Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use and Neighborhoods meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

Sign-up to provide Public Comment at the meeting at <http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at <http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164  
One Tap Mobile No. US: +12532158782,,5864169164#

Register online to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair. If you are unable to attend the remote meeting, please submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov).

*Please Note: Times listed are estimated*

## A. Call To Order

**B. Approval of the Agenda**

**C. Public Comment**

(10 minutes)

**D. Items of Business**

1. [CB 120081](#) **AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying existing development standards to facilitate creation of affordable housing; amending Section 23.45.504 of the Seattle Municipal Code, renumbering Section 23.44.009 of the Seattle Municipal Code as Section 23.44.007 and Section 23.44.019 as Section 23.44.009; and adding new Sections 23.42.055, 23.44.019, 23.45.550, 23.47A.040, 23.48.100, and 23.49.037 to the Seattle Municipal Code.**

*Supporting  
Documents:*

[Summary and Fiscal Note](#)

[Director's Report](#)

[Central Staff Memo](#)

[Summary of Proposed Amendments](#)

[Amendment 1](#)

[Amendment 2](#)

[Amendment 3](#)

**Public Hearing, Discussion, and Possible Vote**

**Presenter:** Aly Pennucci, Council Central Staff

2.     [CB 120106](#)     **AN ORDINANCE** relating to historic preservation; imposing controls upon the Bordeaux House, 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.

*Supporting*

*Documents:*

[Summary and Fiscal Note](#)

[Summary Ex A - Vicinity Map of Bordeaux House](#)

[Landmarks Preservation Board Report](#)

[Photos](#)

[Presentation](#)

**Briefing, Discussion, and Possible Vote** (20 minutes)

**Presenters:** Erin Doherty, Department of Neighborhoods; Katie Renschler and Scott Renschler, Property Owners; Lish Whitson, Council Central Staff

3.     **Seattle Department of Construction and Inspections (SDCI) Quarterly Permitting Report**

*Supporting*

*Documents:*

[Presentation](#)

[Permitting Report](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Nathan Torgelson, Director, Darlene Edwards and Andy Higgins, Seattle Department of Construction and Inspections

**E. Adjournment**



Legislation Text

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File #: CB 120081, Version: 1

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CITY OF SEATTLE

ORDINANCE \_\_\_\_\_

COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying existing development standards to facilitate creation of affordable housing; amending Section 23.45.504 of the Seattle Municipal Code, renumbering Section 23.44.009 of the Seattle Municipal Code as Section 23.44.007 and Section 23.44.019 as Section 23.44.009; and adding new Sections 23.42.055, 23.44.019, 23.45.550, 23.47A.040, 23.48.100, and 23.49.037 to the Seattle Municipal Code.

WHEREAS, Seattle has an acute shortage of and need for housing affordable to households with low incomes, particularly extremely low-income households; and

WHEREAS, roughly one in seven Seattle households pays more than 30 percent of their income toward housing costs, a phenomenon called housing cost burden, which leaves very little to pay for other basic necessities like food, transportation, healthcare, and child care; and

WHEREAS, housing cost burden is particularly high for Black households, half of which in 2018 paid more than 30 percent of their income toward housing costs; and

WHEREAS, from 2006 to 2018 the share of rental housing in Seattle affordable to low-, very low-, and extremely low-income households fell from more than 80 percent to less than half; and

WHEREAS, in 2019, with support from leaders in Seattle's religious communities, the Washington State Legislature adopted Substitute House Bill 1377 (SHB 1377), requiring cities and counties to allow additional residential density for long-term affordable housing on property owned or controlled by a religious organization; and

WHEREAS, Seattle's faith institutions have a long history of supporting and creating affordable housing for low-income families and individuals, with the help of the City's housing levy and other public funds;

and

WHEREAS, religious organizations own property in multifamily, mixed-use, and single-family zones throughout Seattle, including many underdeveloped sites that could be feasible for affordable housing, provided adequate development capacity is available; and

WHEREAS, the City, through the Office of Housing, has helped finance hundreds of affordable rental apartments on land availed by faith-based organizations; and

WHEREAS, while religious organizations may be motivated, as a matter of mission, to redevelop their land into affordable housing, their property may not be ideal for residential development under existing regulations if, among other reasons, it lacks sufficient development capacity for a financially feasible multifamily project; and

WHEREAS, existing land use policy can increase the cost of affordable housing development, delay project delivery, introduce uncertainty into feasibility calculations, restrict areas of the city where affordable housing investment is viable, limit the opportunity to leverage scarce land available for affordable housing, or render a project altogether infeasible, particularly for projects seeking public funding; and

WHEREAS, several faith institutions have expressed interest in redeveloping their property with long-term affordable housing under the provisions required under SHB 1377; NOW, THEREFORE,

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

Section 1. A new Section 23.42.055 is added to the Seattle Municipal Code as follows:

**23.42.055 Low-income housing on property owned or controlled by a religious organization**

A. This Section 23.42.055 establishes the requirements for developments using alternative development standards for low-income housing on property owned or controlled by a religious organization where allowed by the provisions of the zone.

B. Eligible property. The property must be owned or controlled by a religious organization at the date of the permit application.

C. Affordability requirements

1. Eligible households. All dwelling units or congregate residence sleeping rooms permitted pursuant to this Section 23.42.055 shall serve only:

a. For rental units, households with incomes no greater than 80 percent of median income, adjusted by household size.

b. For ownership units, households with incomes no greater than 80 percent of median income, adjusted by household size.

2. Duration. The obligation to provide dwelling units meeting the requirements of subsection 23.42.055.B shall last for a period of 50 years from the date of the certificate of occupancy or, if a certificate of occupancy is not required, from the date of the final building permit inspection for the development to which this Section 23.42.055 applies.

3. Affordable rent. Monthly rent shall not exceed 30 percent of 80 percent of median income. For purposes of this subsection 23.44.055.C.3, "monthly rent" includes a utility allowance for heat, gas, electricity, water, sewer, and refuse collection, to the extent such items are not paid for tenants by the owner, and any recurring fees that are required as a condition of tenancy.

4. Affordable sale price

a. Affordable price - initial sales. The initial affordable sale price must be an amount in which total ongoing housing costs do not exceed 30 percent of 80 percent of median income. The Director of Housing will establish by rule the method for calculating the initial sale price including standard assumptions for determining upfront housing costs, including the down payment, and ongoing housing costs, which must include mortgage principal and interest payments, homeowner's insurance payments, homeowner or condominium association dues and assessments, and real estate taxes and other charges included in county tax billings. The Director of Housing may establish by rule a maximum down payment amount.

b. Affordable price - resales. Eligible households for purchase of an ownership unit



subsequent to the initial sale must have incomes no greater than 80 percent of median income at initial occupancy. The Office of Housing will establish by rule the formula for calculating maximum affordable prices for sales subsequent to the initial sale to allow modest growth in homeowner equity while maintaining long-term affordability for future buyers.

D. Agreement. As a condition of building permit issuance for a development according to this Section 23.42.055, the property owner and the City must enter into an agreement in a form acceptable to the City that includes housing covenants consistent with this Section 23.42.055 and the final plan set approved by the Department. The agreement must be recorded on the title of the property on which the low-income housing development is located.

E. Applicability. The alternative development standards for low-income housing on property owned or controlled by a religious organization that are available in each zone may be applied to projects that vested according to Section 23.76.026, prior to the effective date of this ordinance in accordance with subsection 23.76.026.G.

Section 2. Section 23.44.009 of the Seattle Municipal Code, enacted by Ordinance 125791, is renumbered to 23.44.007:

**~~((23.44.009))~~ 23.44.007 Mandatory Housing Affordability in RSL zones**

RSL zones that have a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

Section 3. Section 23.44.019 of the Seattle Municipal Code, enacted by Ordinance 125791, is renumbered to 23.44.009:

**~~((23.44.019))~~ 23.44.009 Design standards in RSL zones**

In RSL zones, the following provisions apply:

A. Pedestrian access at least 3 feet in width shall be provided between each principal structure and the street. This access may be over a driveway and may cross any required yards or interior separation. The

pedestrian access may be part of a driveway, provided that the pathway is differentiated from the driveway by pavement color, texture, or similar technique.

B. Each dwelling unit with a street-facing facade that is located within 40 feet of a street lot line shall have a pedestrian entry on that street-facing facade. The pedestrian entry shall be marked with a covered stoop, porch, or other similar architectural entry feature.

Section 4. A new Section 23.44.019 is added to the Seattle Municipal Code as follows:

**23.44.019 Alternative development standards for low-income housing on property owned or controlled by a religious organization**

In lieu of meeting development standards contained in subsection 23.44.010.A (minimum lot area), subsection 23.44.010.C (maximum lot coverage), subsection 23.44.011.B (floor area), subsection 23.44.012.A (height), and Section 23.44.017 (density), a proposed development that meets the requirements of Section 23.42.055 and subsection 23.44.019.A may elect to meet the alternative development standards in subsection 23.44.019.B through subsection 23.44.019.F.

A. Lot requirements

1. Development on a lot that meets one of the following criteria, but does not meet the additional requirements in subsection 23.44.019.A.2, may meet the alternative development standards in subsection 23.44.019.B and subsection 23.44.019.D through subsection 23.44.019.F:

- a. The lot has or abuts a lot with a religious facility or other use accessory to a religious facility; or
- b. The lot area is 10,000 square feet or greater; or
- c. The lot is in an RSL zone.

2. Development on a lot that meets the following additional requirements may meet the alternative development standards in subsection 23.44.019.C and subsection 23.44.019.D through subsection 23.44.019.F:

a. The lot area is 10,000 square feet or greater;

b. The lot is in an urban village, within 1/4 mile (1,320 feet) of an urban village, or within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route on the map required by subsection 23.54.015.B.4; and

c. The lot meets one of the following locational criteria:

1) The lot abuts, is located on a block front with, or is located across a right-of-way from a zone not designated a single-family zone; or

2) No lot line is located within 50 feet of a single-family dwelling unit.

B. Proposed development on lots meeting the criteria in subsection 23.44.019.A.1 but not subsection 23.44.019.A.2 may meet the following development standards:

1. The minimum lot area per dwelling unit is 1,500 square feet in SF 5000, SF 7200, and SF 9600 zones and 1,200 square feet in RSL zones.

2. The maximum lot coverage is 50 percent of lot area in SF 5000, SF 7200, and SF 9600 zones and 65 percent in RSL zones.

3. The maximum FAR limit is 1.0 in SF 5000, SF 7200, and SF 9600 zones and 1.2 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

4. In SF 5000, SF 7200, and SF 9600 zones, the maximum height for a proposed development that exceeds the maximum lot coverage limit in subsection 23.44.010.C is 22 feet. The maximum height for all other developments is 30 feet.

C. Proposed development on lots meeting the criteria in subsection 23.44.019.A.2 may meet the following development standards:

1. The minimum lot area per dwelling unit is 400 square feet.

2. The maximum lot coverage is 50 percent of lot area in SF 5000, SF 7200, and SF 9600 zones and 65 percent in RSL zones.

3. The maximum height limit is 40 feet in SF 5000, SF 7200, and SF 9600 zones and 50 feet in RSL zones.

4. The maximum FAR limit is 2.0 in SF 5000, SF 7200, and SF 9600 zones and 3.0 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

D. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses are permitted outright on lots meeting the requirements of this Section 23.44.019: apartments, cottage housing development, rowhouse development, and townhouse development.

E. Setback requirements. In addition to the yard requirements of Section 23.44.014, the following standards apply:

1. No structure shall be closer than 10 feet to a side lot line of an abutting single-family-zoned lot.

2. No structure shall be closer than 20 feet to a rear lot line of an abutting single-family-zoned lot.

3. No structure shall be closer than 5 feet to any lot line.

F. Maximum facade length. The maximum combined length of all portions of a facade within 20 feet of a lot line of an abutting single-family-zoned lot may not exceed 40 feet. Maximum facade length shall be measured as described in Section 23.86.015.

Section 5. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 125558, is amended as follows:

**23.45.504 Permitted and prohibited uses**

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in

this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

<b>Table A for 23.45.504 Permitted and ((Prohibited-Uses)) prohibited uses</b>		
	<b>Permitted and prohibited uses by zone</b>	
<b>Uses</b>	<b>LR1, LR2, and LR3</b>	<b>MR and HR</b>
A. Residential use except as listed	P	P
A.1. Congregate residence	X/P <sup>1</sup>	P/X <sup>2</sup>
B. Institutions	P/CU <sup>3</sup>	P/CU <sup>3</sup>
C. Uses in existing or former public		
C.1. Child care centers, preschools, schools, educational and vocational adult evening education classes, non-community centers, community projects and similar uses in existing or former	P	P
C.2. Other non-school uses in existing schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and ride facilities		
D.1. Park and ride facilities on surface	X/CU <sup>4</sup>	X/CU <sup>4</sup>
D.2. Park and ride facilities in parking	X/P <sup>5</sup>	X/P <sup>5</sup>
E. Parks and playgrounds including	P	P
F. Ground-floor commercial uses	RC/P <sup>6</sup>	RC/P <sup>6,7</sup>
G. Medical service uses other than commercial uses	P/X (( <sup>7</sup> )) <sup>8</sup>	P/CU/X (( <sup>7</sup> )) <sup>8</sup>
H. Uses not otherwise permitted in structures	CU	CU
I. Cemeteries	P/X (( <sup>8</sup> )) <sup>9</sup>	P/X (( <sup>8</sup> )) <sup>9</sup>
J. Community gardens	P	P
K. Parking, flexible-use	X/P (( <sup>9</sup> )) <sup>10</sup>	P (( <sup>9</sup> )) <sup>10</sup>
L. All other uses	X	X

Footnotes to Table A for 23.45.504 <sup>1</sup> Congregate residences that are owned by a college or university; or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities. Supportive services include meal service, cleaning service, health services, or similar. <sup>2</sup> Congregate residences that are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services are permitted only in locations within urban villages and urban centers. Supportive services include meal service, health services, or similar. <sup>3</sup> Supportive services include meal service, health services, or similar. Development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.504. <sup>4</sup> Prohibited in Station Area Overlay Districts (SAODs); conditional uses are permitted pursuant to Section 23.45.506 on surface parking existing as of January 1, 2017. <sup>5</sup> Prohibited in LR1 and LR2 zones, including low-rise zones, except prohibited in the SAOD. <sup>6</sup> Permitted in development that meets the requirements of Section 23.45.504. <sup>7</sup> Subject to subsection 23.45.504.E except in zones that include an RC designation. <sup>8</sup> Subject to subsection 23.45.504.F. <sup>9</sup> Prohibited in LR1 and LR2 zones. Permitted outright in all other zones existing as of January 1, 2017; permitted outright in garages; subject to Section 23.54.026. P = Permitted outright. C = Conditional use. RC = Conditional use areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46 X

\* \* \*

E. Ground-floor commercial use

1. Drive-in businesses are prohibited, as either a principal or accessory use.
2. The following uses are permitted as ground-floor commercial uses in ((Midrise)) MR and ((Highrise)) HR zones pursuant to Section 23.45.532:

Highrise)) HR zones pursuant to Section 23.45.532:

- a. Business support services;
- b. Food processing and craft work;
- c. General sales and services;
- d. Medical services;
- e. Offices;
- f. Restaurants; and
- g. Live-work with one of the uses permitted in this subsection 23.45.504.E as the

permitted commercial use.

F. Existing cemeteries are permitted to continue in use. New cemeteries are prohibited and existing cemeteries are prohibited from expanding. For purposes of this ((section)) Section 23.45.504, a change in a cemetery boundary is not considered an expansion in size and is permitted provided that:

1. ~~((the))~~ The change does not increase the net land area occupied by the cemetery;
2. ~~((the))~~ The land being added to the cemetery is contiguous to the existing cemetery and is not separated from the existing cemetery by a public street or alley whether or not improved; and
3. ~~((the))~~ The use of the land being added to the cemetery will not result in the loss of housing.

G. Except as provided in subsections 23.45.504.G.1 and 23.45.504.G.2 below, medical service uses other than permitted ground-floor commercial uses are prohibited.

1. Medical service uses in HR zones may be permitted as administrative conditional uses pursuant to subsection 23.45.506.F.
2. Medical service uses meeting the development standards for institutions are permitted outright on property conveyed by a deed from the City that, at the time of conveyance, restricted the property's use to a health care or health-related facility.

H. Fences and free-standing walls of utility services uses shall be set back from the street lot line by an average of 7 feet~~((7))~~ and be no less than 5 feet from the street lot line at any point. Landscaping shall be provided between the fence or wall and the street lot line. The Director may reduce this setback after finding that the reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the structure in relation to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of a site. Where site dimensions and conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features.

Section 6. A new Section 23.45.550 is added to the Seattle Municipal Code as follows:

**23.45.550 Alternative development standards for low-income housing on property owned or controlled by a religious organization**

In lieu of meeting development standards contained in subsections 23.45.510.B and 23.45.510.C (floor area), subsections 23.45.512.A and 23.45.512.B (density), and subsections 23.45.514.A and 23.45.514.B (height), a proposed development that meets the requirements of Section 23.42.055 may elect to meet the alternative development standards in this Section 23.45.550.

A. Floor area

1. Development permitted pursuant to Section 23.42.055 is subject to the FAR limits as shown in

Table A for 23.45.550.

<b>Zone</b>	<b>Base FAR</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>
LR1	1.5	0.3
LR2	1.8	0.3
LR3 outside urban centers and urba	2.5	0.5
LR3 inside urban centers and urban	3.25	0.5
MR	5.0	0.5
HR	16	1.0

Footnote to Table A for 23.45.550 <sup>1</sup> Gross floor area for uses listed in subsection 23.45.550.B.2 are exempt

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.45.550 is allowed for any combination of the following floor area:

- a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area of a religious facility; and
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and



d. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

- 1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;
- 2) No portion of the lot is located in a single-family zone; and
- 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a single-family zone.

b. For the purposes of this subsection 23.45.550.A.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Maximum height

1. Development permitted pursuant to Section 23.42.055 is subject to the height limits as shown in Table B for 23.45.550.

<b>Zone</b>	<b>Height limit (in feet)</b>
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95
HR	480

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the

highest height limit of all zones in which the lot is located, provided that:

- 1) At least 65 percent of the total lot area is in the zone with the highest height limit;
- 2) No portion of the lot is located in a single-family zone; and
- 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a single-family zone.

b. For the purposes of this subsection 23.45.550.B.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Density limits. Development permitted pursuant to this Section 23.45.550 is not subject to the standards of subsections 23.45.512.A and 23.45.512.B.

Section 7. A new Section 23.47A.040 is added to the Seattle Municipal Code as follows:

**23.47A.040 Alternative development standards for low-income housing on property owned or controlled by a religious organization**

In lieu of meeting development standards contained in subsections 23.47A.012.A (height) and 23.47A.013.A (floor area), a proposed development that meets the requirements of Section 23.42.055 may elect to meet the alternative development standards in this Section 23.47A.040.

A. Maximum height

1. The applicable height limit for development permitted pursuant to Section 23.42.055 in NC zones and C zones as designated on the Official Land Use Map, Chapter 23.32 is increased as shown in Table A for 23.47A.040.

<b>Mapped height limit (in feet)</b>	<b>Height limit (in feet)</b>
30	55
40	75

55	85
65	95
75	95
85	145
95	145
145	200
200	240

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

- 1) At least 65 percent of the total lot area is in the zone with the highest height limit;
- 2) No portion of the lot is located in a single-family zone; and
- 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a single-family zone.

b. For the purposes of this subsection 23.47A.040.A.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

B. Floor area

1. Development permitted pursuant to Section 23.42.055 is subject to the FAR limits as shown in Table B for 23.47A.040.

<b>Table B for 23.47A.040 FAR limits for development permitted pursuant to Section 23.42.055</b>			
<b>Mapped height limit (in feet)</b>	<b>FAR limit for development that does not exceed mapped height limit</b>	<b>FAR limit for development that exceeds mapped height limit</b>	<b>Maximum additional exempt FAR<sup>1</sup></b>
30	2.75	3.25	0.5
40	3.5	4.5	0.5
55	4.25	5.25	0.5
65	5.25	5.75	0.5

75	5.75	5.75	0.5
85	6.25	7.0	1.0
95	6.5	7.0	1.0
145	7.25	8.0	1.0
200	8.5	9.0	1.0
Footnote to Table A for 23.47A.040 <sup>1</sup> Gross floor area for uses listed in subsection 23.47A.040.B.2 are exempt from FAR calculations up to this amount.			

2. In addition to the FAR exemptions in subsection 23.47A.013.B, an additional FAR exemption up to the total amount specified in Table B for 23.47A.040 is allowed for any combination of the following floor area:

- a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;
- b. Floor area of a religious facility;
- c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
- d. Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4.

3. Split-zoned lots

- a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:
  - 1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;
  - 2) No portion of the lot is located in a single-family zone; and
  - 3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a single-family zone.
- b. For the purposes of this subsection 23.47A.040.B.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for any street-facing facade for portions of a structure exceeding the mapped height limit designated on the Official Land Use Map, Chapter 23.32.

Section 8. A new Section 23.48.100 is added to the Seattle Municipal Code as follows:

**23.48.100 Alternative development standards for low-income housing on property owned or controlled by a religious organization**

A proposed development that meets the requirements of Section 23.42.055 may achieve additional height and FAR as provided in this Section 23.48.100.

A. Maximum height. The applicable maximum height limit for residential uses in development permitted pursuant to Section 23.42.055 in Seattle Mixed zones is increased by the following amounts:

1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.
2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.

B. Floor area. The applicable maximum FAR limit for residential uses in development permitted pursuant to Section 23.42.055 in Seattle Mixed zones is increased by the following amounts:

1. For zones with a mapped maximum residential height limit of 85 feet or less, 1.5 FAR.
2. For zones with a mapped maximum residential height limit greater than 85 feet, 3.0 FAR.

Section 9. A new Section 23.49.037 is added to the Seattle Municipal Code as follows:

**23.49.037 Alternative development standards for low-income housing on property owned or controlled by a religious organization**

In lieu of meeting development standards contained in 23.49.008.A (height) and 23.49.011.A.1 (floor area), a proposed development that meets the affordability and eligibility requirements of Section 23.42.055 may elect to meet the alternative development standards in this Section 23.49.037.

A. Maximum height. The applicable maximum height limit for residential uses in development permitted pursuant to Section 23.42.055 in Downtown zones is increased by the following amounts:

1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.
2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.

B. Floor area. The applicable maximum FAR limit for residential uses in development permitted pursuant to Section 23.42.055 in Downtown zones is increased by the following amounts:

1. For zones with a mapped maximum height limit of 85 feet or less, 1.5 FAR.
2. For zones with a mapped maximum height limit greater than 85 feet, 3.0 FAR.

Section 10. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

---

Monica Martinez Simmons, City Clerk

(Seal)

## SUMMARY and FISCAL NOTE\*

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
OPCD	Nick Welch, 206-684-8203	Christie Parker, 206-684-5211

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying existing development standards to facilitate creation of affordable housing; amending Section 23.45.504 of the Seattle Municipal Code, renumbering Section 23.44.009 of the Seattle Municipal Code as Section 23.44.007 and Section 23.44.019 as Section 23.44.009; and adding new Sections 23.42.055, 23.44.019, 23.45.550, 23.47A.040, 23.48.100, and 23.49.037 to the Seattle Municipal Code.

**Summary and background of the Legislation:** To fulfill State requirements, address displacement, and support community resilience, Office of Planning and Community Development (OPCD) is proposing a suite of Land Use Code changes that would provide a development bonus for the construction of affordable housing on property owned or controlled by a religious organization. For qualifying affordable housing developments on religious organization sites, the proposal would increase maximum height, density, and/or floor area limits to allow more affordable homes than existing zoning would allow. The development bonus would range from allowing additional homes (and no height increase) in single-family zones, to 1-3 additional floors in most multifamily and mixed-use zones, to a maximum of six floors in zones with height limits above 85 feet. In accordance with SHB 1377, all housing developed under the proposed provisions must be affordable to households with incomes under 80 percent of area median income (AMI) for 50 years.

### **2. CAPITAL IMPROVEMENT PROGRAM**

**Does this legislation create, fund, or amend a CIP Project?** \_\_\_ Yes **X** No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation amend the Adopted Budget?** \_\_\_ Yes **X** No

**Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**

The legislation would have no direct financial impacts to the City. Most if not all affordable housing projects eligible for the proposed provisions would likely require public funding from Office of Housing (OH) or another funding source. The legislation could therefore slightly increase the number of funding applications OH receives through its Notice of Funding Availability (NOFA) process.



This legislation would likely require changes to Accela, the cost for which is expected to be less than \$10,000 and will be paid for by Seattle Department of Constructions and Inspections (SDCI).

**Is there financial cost or other impacts of *not* implementing the legislation?**

The City is required under State law to provide a density bonus for affordable housing on religious organization properties. Failure to implement this or similar legislation could invite legal challenges that the City is neglecting an obligation to fulfill its statutory requirements.

#### **4. OTHER IMPLICATIONS**

**a. Does this legislation affect any departments besides the originating department?**

The legislation would affect and has been developed in partnership with the Office of Housing. As noted above, the legislation could increase the feasibility of affordable housing development on religious organization property, which in turn could increase applications for OH funds. The legislation could slightly alter the permit review process for SDCI by creating a new set of standards for affordable housing on religious organization-owned property. It may require a change in Accela to allow the Office of Housing to track affordable homes created under this new policy like OH does for other units required by the Land Use Code to be affordable. This impact would be minimal (less than \$10,000) and could include:

- 1) **A new document type** to support applicant upload of an agreement showing the intent to provide affordable housing in accordance with the religious property ordinance.
- 2) **A new custom list** to identify which ordinance is applicable given the multiple affordable housing ordinances in development at the moment.
- 3) **A new report** may be necessary but is unlikely to be complex, especially if the custom list in #2 is completed.

**b. Is a public hearing required for this legislation?**

A public hearing will be required under SMC 23.76.062 because this legislation would amend Title 23 and is a Type V Council land use decision.

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

Yes. At least one public hearing will be held during the City Council's deliberative process. Public notice was required in *The Daily Journal of Commerce* and the City's Land Use Information Bulletin of the comment and appeal period for our environmental review under SEPA.

**d. Does this legislation affect a piece of property?**

No. The legislation would not directly affect any specific piece of property but would modify the type and amount of affordable housing development allowed on certain properties owned

or controlled by religious organizations. Our analysis of King County Assessor data suggests that religious organizations currently own about 700 parcels in Seattle.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

The legislation would provide a new tool to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. The Black population in the Central Area has dramatically decreased from more than 70% of the neighborhood's residents in the 1970s to less than one-fifth of the neighborhood's population today. Black faith organizations in the Central Area have advocated for affordable housing development on their property as a strategy to address displacement, strengthen community ties, and maintain community ownership in the neighborhood. When implemented with the support of public funds and tools like community preference, the proposed policy helps address historic and current injustices resulting from institutionalized racist practices by supporting community-driven and community-owned development.

Materials about this proposal on the [OPCD website](#) can be translated. OPCD and OH are planning to send information by mail to properties owned by religious organizations with information in the seven Tier 1 languages identified by OIRA.

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

The legislation is not likely to have a material effect on carbon emissions. To the extent that the legislation facilitates incrementally more or larger affordable housing development in Seattle, the legislation could marginally increase the number of Seattle residents, specifically lower-income households, able to live in compact neighborhoods where they can meet their daily needs without the use of a vehicle.

**2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

Not applicable.

**List attachments/exhibits below:**

None

Affordable Housing on Religious  
Organization Property

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# Directors' Report

MAY 2021



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Dear neighbor,

For decades, Seattle's faith institutions have been valuable partners in our mission to increase affordable housing for low-income families and individuals. Many religious organizations and their non-profit development partners have built affordable homes with the help of the City's housing levy and other public funds. But more untapped opportunities remain.

Now more than ever, we must use every available tool to increase the availability of affordable homes for those experiencing homelessness, housing insecurity, or displacement.

To help advance these opportunities, in 2019 leaders from religious communities across Washington spearheaded the effort to pass a state law requiring cities to allow more homes when religious institutions undertake affordable housing projects. Today, we continue to work with them to refine local implementation of that state law.

Seattle has a long track record of investing in affordable housing in every corner of Seattle. This proposal is particularly exciting, not only because it can help our valuable public resources extend to more homes, but also because these properties are found across our city. We look forward to partnering with religious organizations to provide a range of solutions to meet our many needs — from the studio apartment with supports for a veteran who has experienced homelessness, to a family-sized home that lets a preschool teacher and her children remain in the city they love.

For those of you who have provided such valuable input so far, thank you for your continued feedback as we finalize this proposal. And for those new to this conversation, we invite your comments as we refine the options outlined in this plan.

Regards,



**Emily Alvarado, Director**  
Seattle Office of Housing



**Rico Quirindongo, Interim Director**  
Seattle Office of Planning and  
Community Development

# Table of contents

- Introduction . . . . . 5**
- Background . . . . . 6**
  - Policy background . . . . .6
  - Community engagement . . . . .6
  - Faith organizations exploring redevelopment . . . . .6
  - Neighborhood-based efforts in the Central District . . . . .7
  - Public outreach . . . . .8
  - Case studies . . . . .8
    - Arbora Court . . . . .9
    - Compass Broadview . . . . .9
    - Compass Dekko Place . . . . .9
    - Villa Santa Maria . . . . .9
- Proposal summary . . . . . 10**
  - Eligibility for the proposed policies . . . . . 10
  - Affordability requirements . . . . . 10
  - Property owned or controlled by a religious organization . . . . . 10
  - Development standards . . . . . 10
  - Multifamily, Commercial, and Neighborhood Commercial zones . . . . . 11
  - Flexibility for community uses . . . . . 13
  - Single-family zones . . . . . 13
    - Large sites in single-family zones . . . . . 14
    - Seattle Mixed and Downtown zones . . . . . 14
    - Split-zoned sites. . . . . 15
- Analysis . . . . . 17**
  - Affected areas . . . . . 17
  - Urban design examples . . . . . 23
  - Comprehensive Plan consistency . . . . . 38
- Recommendation . . . . . 40**

## Introduction

In fulfillment of State requirements in Substitute House Bill 1377 ([SHB 1377](#)), adopted in 2019, the Office of Housing (OH) and Office of Planning and Community Development (OPCD) seek to implement a new tool to simplify faith institutions' efforts to construct affordable housing and other community-supportive uses on their property. Coupled with the City's longstanding commitment to invest in affordable housing production, this new tool could also improve certain projects' financial feasibility and promote City priorities related to affordable housing, equitable development, and prevention of displacement, each of which is identified in Comprehensive Plan goals and policies.

The practice of building affordable housing on property owned by religious organizations is not new. The City, through OH, has already helped finance hundreds of affordable rental apartments on land availed by faith-based organizations. SHB 1377's emphasis on real estate owned by religious organizations recognizes their demonstrated interest in using land for mission-driven purposes, especially when congregations decrease in size, move to new locations, outgrow their present buildings, or determine that portions of their property, such as parking lots, exceed their needs.

While religious organizations may be motivated, as a matter of mission, to redevelop their land for affordable housing, their property may not be ideal for residential development under existing regulations. Many sites, for example, lack sufficient development capacity to support a financially feasible multifamily project. Land use policy can thus increase the cost of development, delay project delivery, introduce uncertainty into feasibility calculations, or render a project altogether infeasible, particularly for projects seeking public funding.

OPCD and OH have jointly prepared legislation that would amend development standards in the Land Use Code (Title 23 of the Seattle Municipal Code). These amendments would:

- Encourage affordable housing development on properties owned or controlled by religious organizations
- Help faith institutions repurpose their real estate assets to support their missions and address their congregations' changing needs
- Allow additional density for long-term affordable housing on religious organization property
- Provide greater flexibility for community-supportive uses on religious organization property

The proposal incorporates feedback gathered through outreach and engagement with faith-based organizations, housing developers, and other stakeholders. Several religious organizations in Seattle are at various stages of exploring redevelopment of their property, including some that must pursue standalone zoning changes in order to successfully compete for City funding for affordable housing development. OPCD has conducted an associated environmental analysis under the State Environmental Policy Act (SEPA), and the Seattle Department of Construction and Inspections (SDCI) has made a determination of non-significance. This report contains a summary of the proposal and an assessment of its potential effects.



## Background

### Policy background

In 2019, the Washington State Legislature adopted SHB 1377, requiring cities to allow additional density for long-term, income-restricted affordable housing on property owned or controlled by religious organizations, consistent with local needs. The requirement applies to all municipalities planning under the Growth Management Act (GMA), which includes Seattle. SHB 1377 stipulates that all housing developed with this additional density must be affordable to households with incomes at or below 80 percent of area median income (AMI) for at least 50 years. The required term of affordability would continue to apply regardless of whether the religious organization continues to own the property.

Seattle's local needs for affordable housing are enormous. Despite recent historic levels of investment in income-restricted rental and for-sale housing, Seattle nevertheless has a thoroughly documented acute shortage of housing affordable to low-income households, particularly extremely low-income households. From 2006 to 2018, the share of rental housing in Seattle affordable to households with extremely low, very low, and low incomes fell from more than 80 percent to less than half. About one in seven Seattle residents pays more than 30 percent of their income toward housing costs, a phenomenon called housing cost burden, which leaves very little to pay for other basic necessities, like food, transportation, healthcare, and childcare. Housing cost burden is particularly high among renter households in Seattle (44 percent), especially Black renter households, 58 percent of whom experience housing cost burden.

Under SHB 1377, a city must develop policies to implement the legislation's requirements after receiving a request from a religious organization for an increase in density for affordable housing development. After receiving several such requests, including a funding application in response to an OH Notice of Funding Availability (NOFA), City staff began working on local implementation of SHB 1377 through the proposed land use legislation described in this report. The Mayor expects to transmit legislation to the City Council in the first quarter of 2021.

### Community engagement

Beginning in 2020, OH and OPCD engaged with religious organizations, affordable housing developers, and other stakeholders to understand how flexibility in development standards could support their efforts to secure public financing for development of long-term affordable housing and help faith institutions address displacement and other community needs.

### Faith organizations exploring redevelopment

Both OH and OPCD have been contacted by and met with various congregations, faith institutions, and broader faith-based organizations considering, exploring, or pursuing redevelopment of their property in neighborhoods across Seattle. Some faith institutions are experiencing a decline in membership and have facilities or portions of their property that are underutilized and could be repurposed to provide affordable housing. Other faith institutions

are outgrowing their current space and are exploring redevelopment as a way to expand and co-locate their facility with affordable housing.

The following themes emerged from City staff conversations with Seattle faith organizations:

- Along with affordable housing, faith-based organizations expressed interest in developing community-supportive spaces, such as office space for faith institutions or non-profit organizations, space for childcare or other human services, and commercial space for community-based small businesses.
- Given the competitive environment for public subsidy and other financial support necessary for affordable and community-responsive development, representatives from faith institutions identified several key strategies for supporting project feasibility and capacity to successfully access financing. These included technical assistance, partnerships with experienced affordable housing developers, a predictable regulatory environment, and additional development capacity.
- Faith-based organizations regularly emphasized their intent to engage directly with neighbors and other community members to ensure future development would be responsive to community needs and desires.

### Neighborhood-based efforts in the Central District

Opportunities for redevelopment of sites owned by religious organizations are present citywide, but nowhere is the interest in marrying housing affordability with real estate opportunities presented by faith communities more pronounced than in Seattle's historically Black Central District. For example, the Central District is home to the Lutheran Church of the Good Shepherd, which together with low-income housing developer LIHI (Low Income Housing Institute) applied to OH for housing funds and was key to initiating SHB 1377 implementation in Seattle. The church and LIHI are seeking a contract rezone to secure funding and proceed with the project in the absence of the proposed code changes. But had this proposal already been in place, the necessary additional development capacity would have been available by right, averting the need for this time-consuming, costly, and unpredictable step. Considering the details of this proposed affordable housing project has provided an excellent example of the types of obstacles faced by these kinds of redevelopment efforts.

The Central District is also an area of focus for the Nehemiah Initiative, established in 2018.<sup>1</sup> As a faith-based community development initiative seeking to address the impacts of gentrification and combat displacement in the Central District, the organization supports congregations as they consider development of their property as a strategy to maintain their place in the community and advance their missions. The Nehemiah Initiative estimates that seven of the largest historically Black churches in the Central District own more than seven acres of land, with a total appraised value of nearly \$70 million. However, these churches would need significant financial, technical, and regulatory support to feasibly achieve their development or redevelopment goals.

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<sup>1</sup> Several churches participating in the Nehemiah Initiative already have affordable housing assets in OH's financial portfolio, including FAME Housing Association's Bryant Manor (currently under redevelopment) and Goodwill Association's Aridell Mitchell Home and Norman Mitchell Manor.

In recent years, the Nehemiah Initiative has partnered with the University of Washington's College of Built Environments on several interdisciplinary studios focused on options to retain ownership of real estate assets that historically Black churches hold in the Central District. City engagement with leaders from the Nehemiah Initiative, as well as students and faculty involved in the Nehemiah Studio, informed our understanding of the faith community's potential to substantially advance equity and affordability through implementation of SHB 1377 and the real estate, design, and planning needs of several participating churches.

## Public outreach

Since August 2020, OH and OPCD have maintained and regularly posted updates to a project website focused on the proposed policies. In November 2020, OH and OPCD produced a narrated video that provides background on the overall legislative process, explains the proposed policies under consideration, and offers opportunities for involvement. The City sends communications to its mailing list for this specific effort and includes updates in departmental newsletters. City departments also communicate about this project through several social media channels. In December 2020, the Mayor's Office issued a news release on this proposal, which generated media reporting. In March 2020, OPCD completed its environmental review of the proposed legislation under the State Environmental Policy Act (SEPA), which included publication of a Determination of Non-Significance (DNS), notice in the City's Land Use Information Bulletin and the *Daily Journal of Commerce*, and a 21-day comment and appeal period.



## Case studies

While the proposed policies will increase the likelihood that a religious organization can feasibly pursue redevelopment projects that feature affordable housing, there is precedent for this kind of partnership. The Seattle area has several recent examples of affordable housing constructed on land owned by religious organizations. Three recent examples of OH-funded affordable multifamily rental projects are highlighted below, along with a rowhouse project in Mount Vernon, Washington, that illustrates the potential for affordable homeownership projects as well. These projects demonstrate the type and scale of development that has already occurred on land owned by religious organizations.

While none required special zoning actions to enable the projects to proceed, additional development capacity could have increased the number of affordable homes created. Moreover, inquiries and funding applications from other religious organizations evidence the potential for other projects of similar scope and scale to proceed — provided adequate development capacity is available.



### Arbora Court

Completed in 2015, Arbora Court is a six-story affordable housing development in the University District. Constructed on a former surface parking lot owned by University Christian Church, it contains 133 studio, one-, two-, and three-bedroom affordable apartments, plus onsite services, a community room, and a playground. The congregation actively championed the project from its earliest days, partnering with developer Bellwether Housing to shape the eventual design and ensure inclusion of family-sized units and 40 homes reserved for people experiencing homelessness.



### Compass Broadview

Located in north Seattle, Compass Broadview is a 58-unit affordable housing development on a former surface parking lot owned by Luther Memorial Church, which continues to own and operate its church on an adjacent site. With half the units reserved for extremely low-income people and the remainder for households with incomes no more than half of the area median, the building provides apartments ranging from studios to three-bedroom units in a residential area of north Seattle.



### Compass Dekko Place

In 2015, Gethsemane Lutheran Church completed a renovation and expansion of its original facility in downtown Seattle, an example of faith-based affordable housing development in a dense urban context. Fifty affordable homes, including four reserved for adults with developmental disabilities, are co-located with a chapel, sanctuary, and ground-floor space for community services the church supports.



### Villa Santa Maria

Completed in 2007 by Catholic Housing Services, Villa Santa Maria is located outside Seattle in Mount Vernon, Washington. It provides a useful example of ground-related attached housing developed by a faith-based organization. This type of housing could provide permanently affordable homeownership options.

## Proposal summary

### Eligibility for the proposed policies

A new section in SMC Chapter 23.42 would establish eligibility requirements for development pursuing additional development potential through this proposed tool. Specific land use standards would vary by zone, as described below, and would be established in the respective chapter for each zone category.

### Affordability requirements

All housing developed under these proposed land use standards must remain affordable for at least 50 years for households whose incomes are no more than 80 percent of AMI. As the City expects these projects will require public funding, OH would complete ongoing regulatory compliance monitoring with other projects in its portfolio. The table at right shows income limits at 80 percent of AMI for various household sizes. Affordable housing developed under the proposed policy can include both rental and/or for-sale housing. For rental housing, monthly rent and utilities cannot exceed 30 percent of 80 percent of AMI; these maximum rental amounts are shown at right. For ownership housing developed with this tool, the initial affordable sales price must be an amount in which total ongoing housing costs do not exceed 30 percent of 80 percent of AMI. The minimum required term of affordability is a covenant that would run with the land and continue to apply regardless of whether the religious organization sells the property.

Income limits (2019)		
Family size	80% AMI	50% AMI
1 person	\$61,800	\$38,570
2 people	\$70,600	\$44,300
3 people	\$79,450	\$49,800
4 people	\$88,250	\$55,350

Affordable rent with utilities		
Unit size	80% AMI	50% AMI
Studio	\$1,545	\$968
1 bedroom	\$1,655	\$1,038
2 bedrooms	\$1,986	\$1,245
3 bedrooms	\$2,295	\$1,439

While the State legislation establishes a minimum affordability level, OH anticipates that religious organizations that use this legislation would require City funding. As a result, the City may require, depending on the type of project proposed, a deeper level of affordability and, in the case of for-sale development, permanent affordability for all future sales.

### Property owned or controlled by a religious organization

The proposed development standards would apply to construction of affordable housing meeting the criteria described above on property owned or controlled by a religious organization, as defined in RCW 35.21.915. SDCI would administer this eligibility requirement through the permitting process similarly to existing policies in SMC Chapter 23.42.054 that allow transitional encampments on property owned or controlled by a religious organization.

### Development standards

The size and form of development in Seattle is typically regulated by maximum limits on height, floor area, and density; required setbacks at and above street level; and other standards like

modulation requirements that affect the design of new structures. These regulations are established in Title 23 of the Seattle Municipal Code, often called the Land Use Code. These regulations also establish the uses that are allowed to occur on a given property according to its zoning. In residential zones, for example, commercial uses like retail and office are typically not allowed, though certain exceptions may apply.

The proposed legislation would implement a suite of land use code changes that increase the amount of affordable housing that can be developed on a property owned or controlled by a religious organization. In most zones, this increase would occur primarily through modifications to maximum height and floor area ratio (FAR) limits. Specific changes to development standards vary by zone, detailed below, and would be implemented through amendments to SMC Chapters 23.44, 23.45, 23.47A, 23.48, and 23.49.

#### Floor area ratio

Floor area ratio (FAR) is the ratio of a building's total square footage (floor area) to the size of the piece of land on which it is constructed. For example, if a building is subject to an FAR limit of 0.5, then the total square footage of the constructed building must be no more than half the area of the parcel itself. If the lot is 5,000 square feet, then the square footage of the building cannot exceed 2,500 square feet.

### Multifamily, Commercial, and Neighborhood Commercial zones

In multifamily and mixed-use zones, the proposal would allow additional development potential primarily through increases in maximum height and floor area ratio (FAR) limits. In most zones, the proposal would allow one to three additional stories of development compared to existing standards. Zones with this degree of change represent the majority of land area where multifamily and mixed-use development is allowed in Seattle. In some zones with higher current height limits, the proposal would allow four to six additional stories. No reductions in setback or design requirements are proposed.

Commercial and Neighborhood Commercial zones currently have a required upper-level setback for portions of a structure above 75 feet. The proposal would establish an additional upper-level setback of at least eight feet for any portion of a structure that exceeds the current height limit. For example, in an NC-40 zone, the height limit would increase to 75 feet, and any stories that exceed 40 feet would be required to recede at least eight feet from the property line to reduce their visual prominence from street level.

Current standards		Proposed standards for affordable housing on property owned or controlled by a religious organization		Floor area exempt from FAR if located in urban village or near frequent transit <sup>2</sup>		
		Height (feet)	FAR	FAR amount		
<b>Multifamily Residential zones</b>						
LR1	30	1.3	40	1.5	Up to 0.3	
LR2	40	1.4-1.6	50	1.8	Up to 0.3	
LR3	outside UV	40	1.8	55	2.5	Up to 0.5
	inside UV	50	2.3	65	3.25	Up to 0.5
MR	80	4.5	95	5.0	Up to 0.5	
HR	440	15	480	16	Up to 1.0	
<b>Commercial and Neighborhood Commercial zones</b>						
NC-30 / C-30	30	2.5	55	3.25	Up to 0.5	
NC-40 / C-40	40	3.0	75	4.5	Up to 0.5	
NC-55 / C-55	55	3.75	85	5.25	Up to 0.5	
NC-65 / C-65	65	4.5	95	5.75	Up to 0.5	
NC-75 / C-75	75	5.5	95	5.75	Up to 0.5	
NC-85 / C-85	85	5.75	145	7.0	Up to 1.0	
NC-95 / C-95	95	6.25	145	7.0	Up to 1.0	
NC-145 / C-145	145	7.0	200	8.0	Up to 1.0	
NC-200 / C-200	200	8.25	240	9.0	Up to 1.0	

In Commercial and Neighborhood Commercial zones, the proposal would increase height and FAR limits for affordable housing development. Some of the additional FAR would be available only for development that exceeds the current height limit, which would help address the potential bulk of future development.

- For zones with height limits under 85 feet, the height limit would increase by two or three stories. For development that does not exceed the current height limit, the proposal would provide an increase of 0.5-1.0 FAR, depending on the zone. The remaining additional FAR would be available (up to the maximum FAR listed above) only for development that exceeds the current height limit.
- For zones with current height limits of 85 and 95 feet, the proposal would allow development up to 145 feet. The FAR limit would increase to 7.0, with up to 1.0 FAR exempt for certain uses or under certain locational criteria. For development that does not exceed the current height limit, up to 1.0 additional FAR would be available; the remaining increase in FAR would be available only for development that exceeds the current height limit. Development above 85 feet is subject to building code provisions that require higher-cost steel and concrete construction, which could affect the likelihood that development projects maximize this additional height.
- In zones that already allow tower development of 14-20 stories, the proposal would allow up to 4-6 additional stories of development.

<sup>2</sup> Floor area exempt for certain uses: family-size housing, religious facility use, or preservation or adaptive reuse of existing landmark or historic structure.

### Flexibility for community uses

The proposal would provide an FAR exemption available for certain uses and in certain locations. Eligible uses include family-size housing (defined as two-bedroom units of at least 850 square feet), a religious facility, preservation or adaptive reuse of an existing landmark or historic structure, or location within one quarter-mile of a transit stop or station served by a frequent transit route.

In multifamily residential zones, small ground-floor spaces would be allowed for non-residential uses that support community goals. These spaces would be subject to existing standards for Residential-Commercial zones in SMC Chapter 23.46, which include limits on the size of the space, signage requirements, and noise standards. This change could allow an office associated with the religious institution that owns the property; small retail, like a corner grocer; arts and cultural space; or other small-scale commercial uses.

### Single-family zones

In single-family zones, the proposal would modify maximum density and FAR limits to allow construction of additional housing units in a form and at a scale similar to what is allowed under existing zoning.

Zone	Eligibility for additional development potential <sup>3</sup>		Current standards			Proposed standards for affordable housing on property owned or controlled by a religious organization		
	Type of use	Minimum site area	FAR	Density	Lot coverage	FAR	Density	Lot coverage <sup>4</sup>
<b>SF 5000, SF 7200, SF 9600</b>	Religious facility or other use associated with a religious facility on or abutting the site	10,000 square feet	0.5	1 unit per 5,000-9,600 sq. ft.	<i>Lots 5,000 sq. ft. and larger: 35 percent</i>  <i>Lots under 5,000 sq. ft.: 1,000 sq. ft. + 15 percent of lot area</i>	1.0	1 unit per 1,500 sq. ft.	50 percent
<b>RSL</b>	All property owned or controlled by a religious organization		0.75	1 unit per 2,000 sq. ft.	50 percent	1.2	1 unit per 1,200 sq. ft.	65 percent

In Residential Small Lot (RSL) zones, the proposed changes for affordable housing would be available on all properties owned or controlled by a religious organization. The proposal would increase the maximum FAR limit from 0.75 and to 1.2 and allow up to one housing unit per 1,200 square feet of lot area. The lot coverage limit would increase from 50 percent to 65 percent. No changes are proposed to yard requirements or the existing maximum height limit of 30 feet, so while additional affordable housing units could be created under the proposal, the scale of development would resemble what is allowed under current standards.

In SF 5000, SF 7200, and SF 9600 zones, the proposed changes to allow more affordable housing would be limited to sites owned or controlled by a religious organization that 1) have or abut a religious facility use or other use associated with or accessory to a religious facility, or 2) are at least 10,000 square feet in area. Under the proposal, these sites could develop to a maximum

3 In SF zones, either criterion (type of use or minimum site area) would make a site owned or controlled by a religious organization eligible for the proposed provisions.

4 Increase in lot coverage available only for development that does not exceed 22 feet in height.



FAR of 1.0, an increase from the current limit of 0.5. The proposal would allow one home per 1,500 square feet of lot area.

Siting requirements would apply that limit where structures could be located on the property with respect to neighboring lots. In addition to existing yard requirements, which would continue to apply, dwelling units would be not allowed within 10 feet of a side lot line or 20 feet of a rear lot line of an abutting a single-family-zoned lot. A maximum façade width limit of 40 feet would apply within 20 feet of any lot line.

No increase is proposed in existing maximum height limits of 30 feet for single-family zones. Development would be limited to 22 feet in height if exceeding the existing lot coverage limit of 35 percent up to the proposed maximum of 50 percent for SF zones.

### **Large sites in single-family zones**

For certain large sites in SF and RSL zones owned by religious organizations and meeting several criteria, the proposal would allow additional development capacity beyond the standards described above for long-term income-restricted affordable housing. This would encourage affordable housing on certain sites in single-family zones where factors like proximity to frequent transit, proximity or adjacency to higher-scale zones, or the site's size or locational characteristics provide infrastructure, access, and scale compatibility suitable to accommodate greater residential density.

Criteria for using these provisions would include development of 100 percent affordable housing, lot area of at least 10,000 square feet, a current use of a religious facility or other use directly associated with a religious facility, proximity to frequent transit service or an urban village boundary, and close proximity to a larger-scale or higher-intensity zone. Sites whose lot lines are all located at least 50 feet from a single-family dwelling unit would also be eligible if not located close to a higher-intensity zone.

In these situations, additional increases in maximum height, FAR, and density limits to facilitate additional construction of affordable housing could be allowed. In SF zones, these increases would not exceed an upper limit of a height of four stories and FAR of 2.0. In RSL zones, these increases would not exceed an upper limit of a height of five stories and FAR of 2.5.

### **Seattle Mixed and Downtown zones**

While most property owned by religious institutions is located in the zones described above, some sites are located in Seattle Mixed (SM) and Downtown zones. About two percent of land owned by religious organizations is located in SM zones, and two percent in Downtown zones. This amounts to about 10 acres in total.

SM zones are located primarily in South Lake Union, the U District, and Uptown, with smaller SM areas in North Rainier and Interbay/Dravus. Development standards in these areas and in Downtown vary substantially zone to zone, with some zones regulated primarily by height, some by FAR, and others by floor plate size limits or setback requirements. Further, zones that allow highrise tower development typically include distinct height limits for the podium and tower portions of the structure.

Given the variety and complexity of development standards in SM and Downtown zones, the proposal may allow additional density for affordable housing on religious organization-owned sites through a more generalized relative increase in height and floor area limits. For the purposes of environmental review, this analysis considers increases in height and floor area limits of up to 20 feet and up to 1.5 FAR for development where the current applicable height limit is 85 feet or less, and up to 40 feet and 3.0 FAR for zones where the current applicable height limit is greater than 85 feet. Some zones have different height limits for different use types. The percentage increases would apply to development in each height category. The following table details this approach for several representative SM and Downtown zones where religious organizations currently own property but is not an exhaustive list of all affected zones in these areas.

Development type	Proposed standards for affordable housing on property owned or controlled by a religious organization	
	Height limit increase	FAR increase
Development with height limits up to 85 feet	Up to 20 feet	Up to 1.5
Development with height limits greater than 85 feet	Up to 40 feet	Up to 3.0

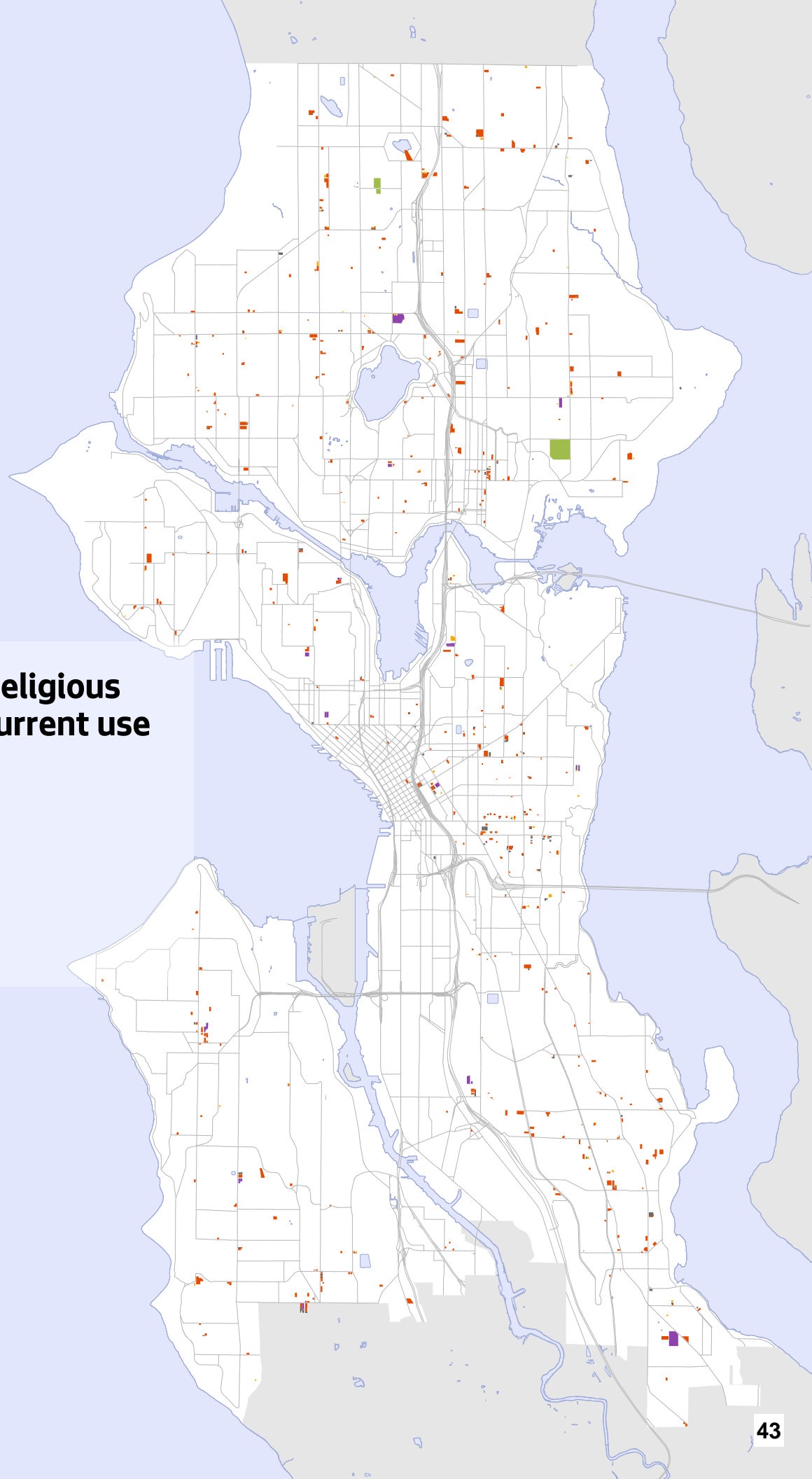
### Split-zoned sites

While most lots in Seattle are located entirely within a single zone, some have two or more zoning designations, a phenomenon called split zoning. For religious organizations pursuing affordable housing development, split zoning can complicate building design, increase project cost by requiring the development to conform to different height limits and setback requirements, and reduce the number of affordable homes that can be constructed. Further, to resolve split zoning, a religious property owner may seek a contract rezone to unify the zoning for their site, introducing a time-consuming, costly, and unpredictable step in the development process that delays project delivery.

To address this barrier to affordable housing construction, the proposal would allow the development standards of the most intensive zone to be applied to any portion of a lot or lots owned by a religious organization that comprises 35 percent or less of the total lot area, provided that no portion of the lot or lots is located in a single-family zone. This could result in structures that are taller, have more floor area, and contain more housing units than would otherwise be allowed under existing zoning and the provisions described above. A minimum setback of 10 feet would be required for any lot line that abuts a single-family-zoned lot. Existing setback requirements of the zone would also continue to apply. Based on our analysis of parcels owned by religious organizations, this flexibility would apply on only approximately 10 split-zoned sites, only some of which would meet the 35 percent lot area threshold mentioned earlier.

### Parcels owned by religious organizations by current use

- Religious facility
- Cemetery
- School
- Residential
- Other



## Analysis

### Affected areas

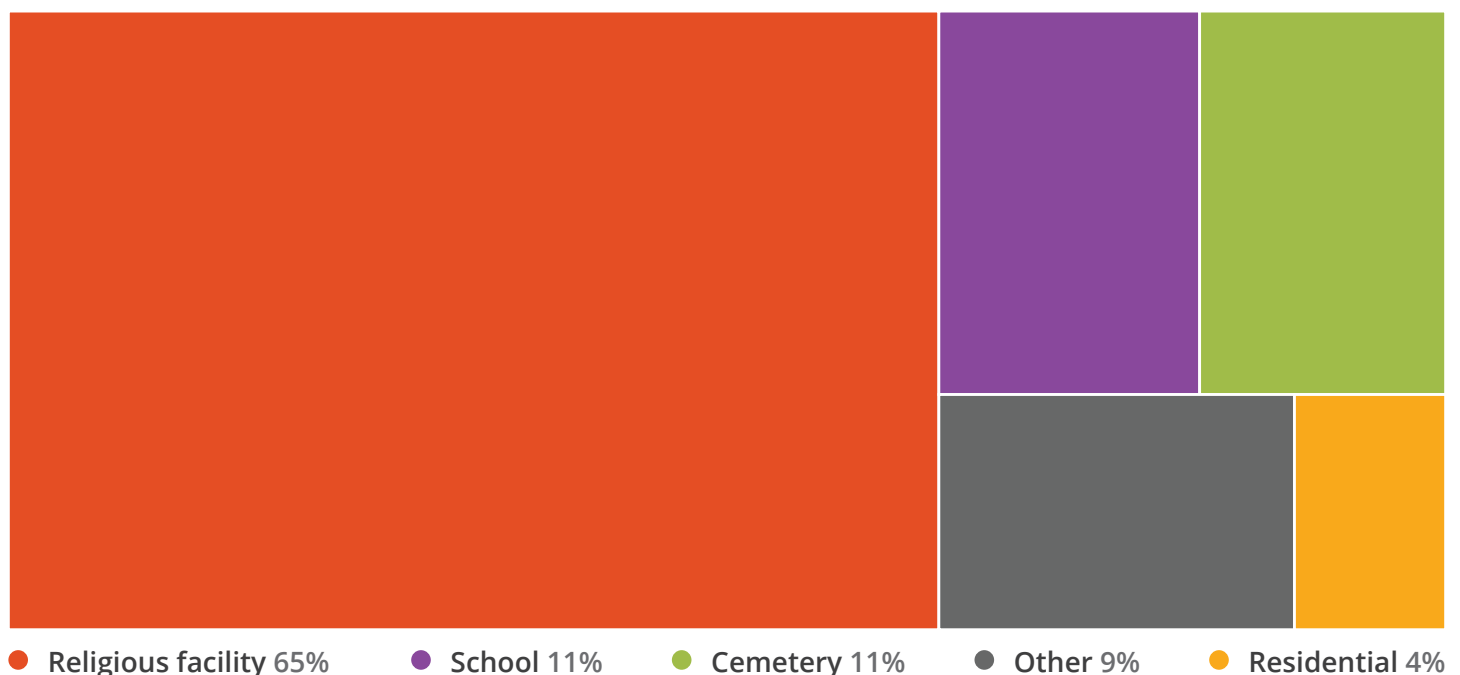
The proposal would modify the uses and types of development allowed on parcels owned or controlled by religious organizations in zones that already allow residential development. Religious organizations own property throughout Seattle. Parcels owned by faith institutions vary in size, including large, relatively underdeveloped tracts of land and small infill sites. These parcels are also located in most zones, including throughout single-family residential zones and throughout multifamily and mixed-use zones.

The following charts show the results of analysis of parcel data from the King County Assessor. It includes data related to the following set of parcels in Seattle:

- 1 Parcels where the current use is "religious facility" (65 percent of parcels analyzed)<sup>5</sup>
- 2 Other parcels owned by taxpayers through (1) (35 percent of parcels analyzed)

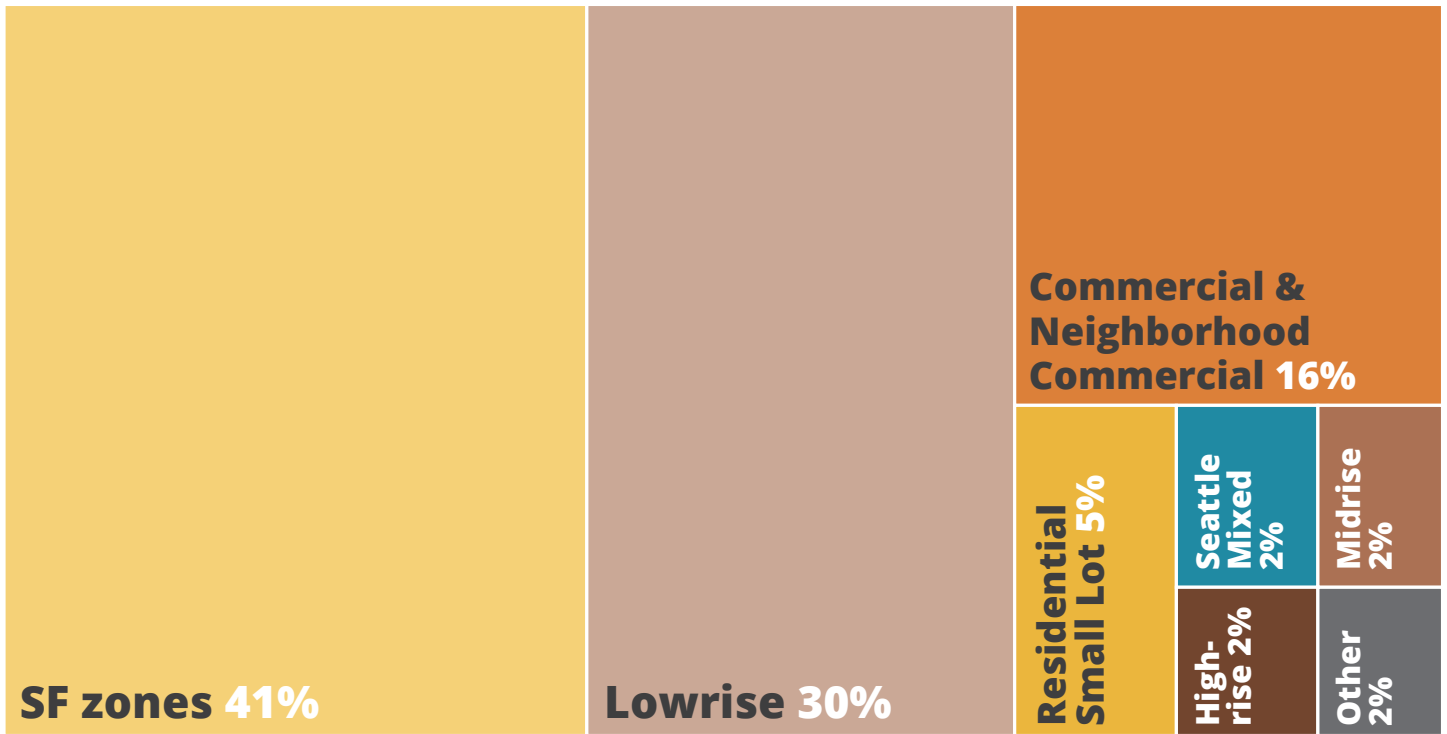
An example of the parcels included in (2) could be a parcel owned by a religious organization where the current use is "office." A total of 692 parcels comprising 396 acres are included in this analysis, out of almost 185,000 total parcels and 37,000 total parcel acres in Seattle. This amounts to roughly one percent of land in Seattle. The charts on this and the following page show the distribution of property that religious organizations own by zone category and use. The subsequent tables summarize by urban village and zone category the number of parcels and land area that these properties represent.

### Parcels owned by religious organizations by current use



5 Religious facility use is identified as "Church / welfare / religious services" in King County property data.

Parcels owned by religious organizations by zone category



### Parcels owned by religious organizations by urban village

Urban village	Parcels	Percent of total	Parcel area (acres)	Percent of total
23rd & Union-Jackson	81	12%	18.1	5%
Admiral	3	0%	1.6	0%
Aurora-Licton Springs	5	1%	1.5	0%
Ballard	11	2%	6.6	2%
Ballard-Interbay-Northend	1	0%	1.3	0%
Capitol Hill	10	1%	2.4	1%
Columbia City	10	1%	3.1	1%
Crown Hill	6	1%	1.8	0%
Downtown	11	2%	2.8	1%
First Hill-Capitol Hill	31	4%	11.2	3%
Fremont	2	0%	1.2	0%
Green Lake	5	1%	1.5	0%
Greenwood-Phinney Ridge	2	0%	1.6	0%
Lake City	5	1%	2.1	1%
Madison-Miller	15	2%	3.8	1%
Morgan Junction	1	0%	0.3	0%
Mt Baker	11	2%	4.5	1%
North Beacon Hill	6	1%	1.3	0%
Othello	25	4%	10.4	3%
Rainier Beach	8	1%	4.6	1%
Roosevelt	1	0%	2.8	1%
South Lake Union	5	1%	1.2	0%
South Park	4	1%	0.8	0%
University Community	26	4%	9.5	2%
Upper Queen Anne	6	1%	3.6	1%
Uptown	10	1%	3.9	1%
Wallingford	5	1%	2.4	1%
West Seattle Junction	14	2%	6.8	2%
Westwood-Highland Park	24	3%	10.2	3%
Outside urban villages	358	52%	275.1	70%
<b>Total</b>	<b>692</b>	<b>100%</b>	<b>395.7</b>	<b>100%</b>

Land owned by religious organizations (number of parcels)

Parcel size (square feet)	Single-Family			Multifamily						Mixed-use										Seattle Mixed							Other zones	Total
	SF	RSL	Total	LR1	LR2	LR3	MR	HR	Total	NC-30 / C-30	NC-40 / C-40	NC-55 / C-55	NC-65 / C-65	NC-75 / C-75	NC-85 / C-85	NC-95 / C-95	NC-125 / C-125	NC-200 / C-200	Total	SM-SLU	SM-U	SM-UP	SM-NR	SM-RB	SM-D	Total		
0-5,000	37	5	42	1-	12	28	5	2	57	-	3	15	2	4	-	-	-	-	24	-	-	1	-	1	-	2	3	128
5,001-10,000	68	1-	78	8	29	35	-	4	76	-	1	16	-	9	-	2	-	1	29	3	-	1	-	-	-	4	4	191
10,001-15,000	29	7	36	4	11	15	1	3	34	-	-	8	1	4	-	1	-	-	14	1	2	3	-	1	-	7	1	92
15,001-20,000	34	5	39	4	5	1-	1	2	22	-	-	9	-	3	-	1	-	1	14	1	1	-	-	-	-	2	-	77
20,001-25,000	31	2	33	3	2	4	2	-	11	-	-	4	1	1	-	-	-	-	6	-	-	-	-	-	-	-	1	51
25,001-30,000	9	-	9	1	3	5	1	-	1-	-	-	3	-	-	-	-	-	-	3	-	-	-	-	-	-	-	2	24
30,001-40,000	2-	1	21	1	2	6	-	-	9	-	2	8	-	-	-	-	-	1	11	-	1	-	-	-	-	1	-	42
40,001-50,000	15	1	16	1	3	-	1	1	6	-	-	1	-	2	-	-	-	-	3	-	-	-	-	-	-	-	-	25
> 50,000	42	2	44	1	2	4	4	1	12	-	-	2	-	2	-	-	-	-	4	-	-	1	-	-	-	1	1	62
<b>Total</b>	<b>285</b>	<b>33</b>	<b>318</b>	<b>33</b>	<b>69</b>	<b>107</b>	<b>15</b>	<b>13</b>	<b>237</b>	<b>0</b>	<b>6</b>	<b>66</b>	<b>4</b>	<b>25</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>108</b>	<b>5</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>17</b>	<b>12</b>	<b>692</b>
<b>Share of total</b>	<b>41%</b>	<b>5%</b>	<b>46%</b>	<b>5%</b>	<b>10%</b>	<b>15%</b>	<b>2%</b>	<b>2%</b>	<b>34%</b>	<b>0%</b>	<b>1%</b>	<b>10%</b>	<b>1%</b>	<b>4%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>16%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>	<b>2%</b>	<b>100%</b>

Land area owned by religious organizations (acres)

Parcel size (square feet)	Single-Family			Multifamily						Mixed-use										Seattle Mixed							Other zones	Total
	SF	RSL	Total	LR1	LR2	LR3	MR	HR	Total	NC-30 / C-30	NC-40 / C-40	NC-55 / C-55	NC-65 / C-65	NC-75 / C-75	NC-85 / C-85	NC-95 / C-95	NC-125 / C-125	NC-200 / C-200	Total	SM-SLU	SM-U	SM-UP	SM-NR	SM-RB	SM-D	Total		
0-5,000	3.4	0.5	3.9	0.9	1.0	2.4	0.5	0.2	5.0	-	0.3	1.1	0.2	0.4	-	-	-	-	1.9	-	-	0.1	-	0.1	-	0.2	0.1	11.1
5,001-10,000	11.3	1.8	13.0	1.5	4.7	5.7	-	0.7	12.6	-	0.2	2.6	-	1.7	-	0.4	-	0.2	5.0	0.5	-	0.2	-	-	-	0.7	0.6	31.9
10,001-15,000	8.3	2.0	10.3	1.1	3.1	4.7	0.3	1.0	10.2	-	-	2.2	0.3	1.0	-	0.3	-	-	3.8	0.3	0.6	0.9	-	0.3	-	2.1	0.3	26.6
15,001-20,000	13.8	2.1	15.8	1.6	2.0	4.1	0.4	0.8	8.8	-	-	3.6	-	1.2	-	0.4	-	0.4	5.7	0.4	0.4	-	-	-	-	0.8	-	31.1
20,001-25,000	15.9	1.0	16.9	1.6	1.0	2.0	1.0	-	5.6	-	-	2.0	0.5	0.5	-	-	-	-	3.0	-	-	-	-	-	-	0.5	26.1	
25,001-30,000	6.0	-	6.0	0.6	2.0	3.2	0.6	-	6.5	-	-	2.0	-	-	-	-	-	-	2.0	-	-	-	-	-	-	1.3	15.7	
30,001-40,000	15.8	0.8	16.7	0.9	1.5	5.0	-	-	7.4	-	1.7	6.6	-	-	-	-	-	0.9	9.2	-	0.8	-	-	-	-	0.8	-	34.0
40,001-50,000	15.7	0.9	16.6	1.1	3.1	-	0.9	1.1	6.3	-	-	1.1	-	2.1	-	-	-	-	3.2	-	-	-	-	-	-	-	-	26.1
> 50,000	151.7	2.7	154.4	1.9	4.0	11.1	7.1	1.4	25.5	-	-	5.3	-	4.4	-	-	-	-	9.8	-	-	2.1	-	-	-	2.1	1.3	193.1
<b>Total</b>	<b>241.8</b>	<b>11.8</b>	<b>253.6</b>	<b>11.2</b>	<b>22.5</b>	<b>38.2</b>	<b>11.0</b>	<b>5.1</b>	<b>88.0</b>	<b>-</b>	<b>2.1</b>	<b>26.4</b>	<b>0.9</b>	<b>11.4</b>	<b>-</b>	<b>1.1</b>	<b>-</b>	<b>1.4</b>	<b>43.5</b>	<b>1.2</b>	<b>1.7</b>	<b>3.2</b>	<b>-</b>	<b>0.4</b>	<b>-</b>	<b>6.6</b>	<b>4.1</b>	<b>395.7</b>
<b>Share of total</b>	<b>61%</b>	<b>3%</b>	<b>64%</b>	<b>3%</b>	<b>6%</b>	<b>10%</b>	<b>3%</b>	<b>1%</b>	<b>22%</b>	<b>0%</b>	<b>1%</b>	<b>7%</b>	<b>0%</b>	<b>3%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>11%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>	<b>1%</b>	<b>100%</b>

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## Urban design examples

On certain eligible sites owned by religious organizations, the policies described earlier could result in new structures that are larger, are taller, and contain more housing units than otherwise allowed. As part of our environmental review, we evaluate how the policies described earlier could affect height, bulk, and scale. The following urban design analysis supplements the discussion of impacts in our SEPA checklist.

We examine current and potential future development outcomes on religious organization-owned sites in five hypothetical scenarios:

**Scenario A:** Lowrise 1

**Scenario B:** Lowrise 3

**Scenario C:** Neighborhood Commercial 40 (NC-40)

**Scenario D:** Neighborhood Commercial 65 (NC-65)

**Scenario E:** Single Family

We chose these scenarios because, collectively, these zones account for a substantial portion of land owned by religious organizations and represent some of the largest potential scale changes that could result from the proposals.

## Scenario A: Lowrise 1

This scenario envisions a 6,000-square-foot infill site owned by a religious organization in a Lowrise 1 (LR1) zone. The site is located in the middle of the block. Lowrise Multifamily zones allow housing types like townhouses, rowhouses, and apartments.

Under current standards, development in an LR1 zone is limited to three stories in height. The total size of new structures is regulated by the maximum FAR limit of 1.3. Setback requirements ensure new structures are a certain distance from adjacent properties and the street.

Under the proposal, affordable housing on sites owned or controlled by a religious organization could be up to four stories tall, contain more floor area, and include more homes. The FAR limit would increase to 1.5, with 0.3 additional FAR available for certain uses, including family-size housing, childcare, and preservation of a Landmark structure.

New development could also include small ground-floor commercial spaces, like an office or corner grocery store. Existing requirements for small commercial spaces in Residential-Commercial zones ([SMC Chapter 23.46](#)) would also apply here. These standards include limits on the size of the commercial space, signage requirements, and noise standards.

The first image illustrates four townhouses, each three stories tall and about 1,900 square feet in size. Townhouses and rowhouses are more common in LR1 zones, in part because of the 30-foot height limit.

The second image illustrates a four-story apartment building that could be developed under the proposal. With an average unit size of 600 square feet, the building would include 18 apartments affordable to low-income households. The building also includes a small ground-floor commercial space.

Lowrise 1	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	30 feet	40 feet
<b>Maximum FAR, including floor area exempt for certain community-supportive uses</b>	1.3	1.8
<b>Required setbacks (vary by housing type)</b>	Front: 5-7 feet; rear: 5-15 feet; side: 0-7 feet	No change
<b>Family-size unit requirement</b>	1 of 4 units must be 2BR and 850 sq. ft.; a 3BR unit can take the place of two 2BR units	No unit size requirement
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change
<b>Ground-floor commercial use</b>	Not allowed	Allowed, subject to development standards for Residential-Commercial zones (SMC Chapter 23.46)



*Under current rules, this site could have four townhouses, each three stories tall and 1,900 square feet in size.*



*Under the proposal, this site could have a four-story building with 18 affordable one- and two-bedroom apartments.*

## Scenario B: Lowrise 3

This scenario considers development in a Lowrise 3 (LR3) zone on a 15,000-square-foot corner site in an urban village. Apartment development is common in LR3 zones, and the proposal would likely continue that housing form.

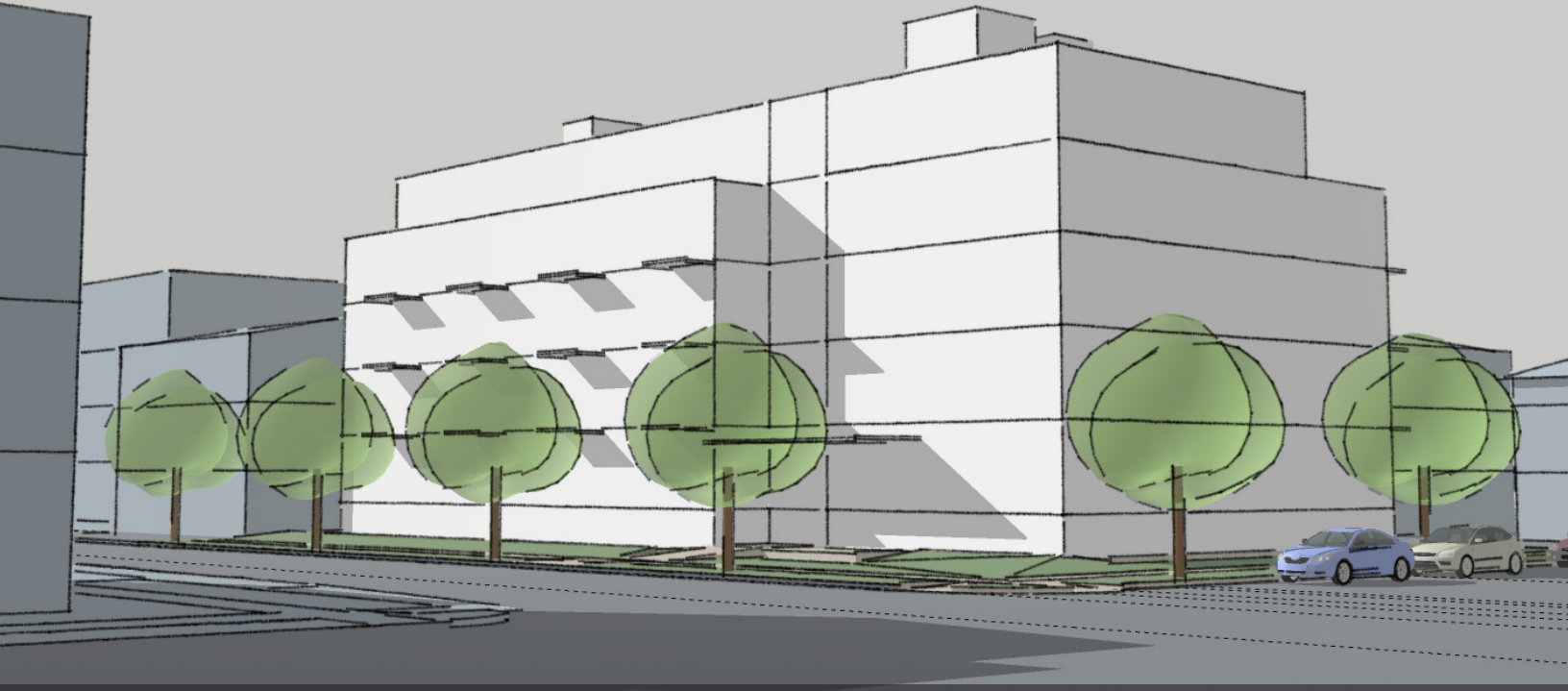
Currently, LR3 zones have a height limit of 40 feet outside urban villages and 50 feet in urban villages. The proposal under consideration would increase the height limit to 65 feet, which would generally allow one additional story compared to current standards. Current FAR limits of 1.8 and 2.3 outside and inside urban villages, respectively, would increase to 2.5 and 3.25. Similar to LR1 zones, an additional increment of 0.5 FAR would be exempt for floor area for certain community-supportive uses.

The first image shows a five-story residential development built under current rules surrounded by a mix of three- to five-story buildings, which is typical in many LR3 areas. Assuming an average unit size of 600 square feet, this building could have about 58 apartments.

The second image illustrates affordable housing development that would be possible under the proposal on sites owned or controlled by religious organizations. It would contain about 93 affordable apartments, some of which could be designed for families or larger households. The building illustrated here is one story taller and has a slightly larger floor plan, which lets the development maximize the allowable FAR under the proposal.

Like the LR1 scenario discussed above, new buildings could have small ground-floor commercial uses, as permitted in Residential-Commercial zones under [SMC Chapter 23.46](#). This is reflected in the yellow shaded area on the ground floor of the second image.

Lowrise 3	Current standards		Proposed standards for affordable housing on property owned or controlled by a religious organization	
	Outside UV	Inside UV	Outside UV	Inside UV
<b>Height limit</b>	40 feet	50 feet	55 feet	65 feet
<b>Maximum FAR, including floor area exempt for certain community-supportive uses</b>	1.3	1.8	3.0	3.75
<b>Required setbacks (vary by housing type)</b>	Front: 5-7 feet; rear: 0-15 feet; side: 0-7 feet		No change	
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI		No change	
<b>Ground-floor commercial use</b>	Not allowed		Allowed, subject to development standards for Residential-Commercial zones (SMC Chapter 23.46)	



*Under current rules, this site could have a five-story apartment building with about 58 apartments.*



*Under the proposal, the site could be one story taller and include about 93 apartments reserved for low-income households.*

## Scenario C: Neighborhood Commercial 40

Neighborhood Commercial (NC) zones allow a wide mix of uses, including residential and commercial. This scenario illustrates current and proposed development standards on a 16,000-square-foot site in an NC-40 zone, a common zoning designation in urban villages and along arterial streets in Seattle. Similar development outcomes would also be possible in a Commercial 40 (C-40) zone, which shares many standards with NC-40 zones, including maximum height and FAR limits.

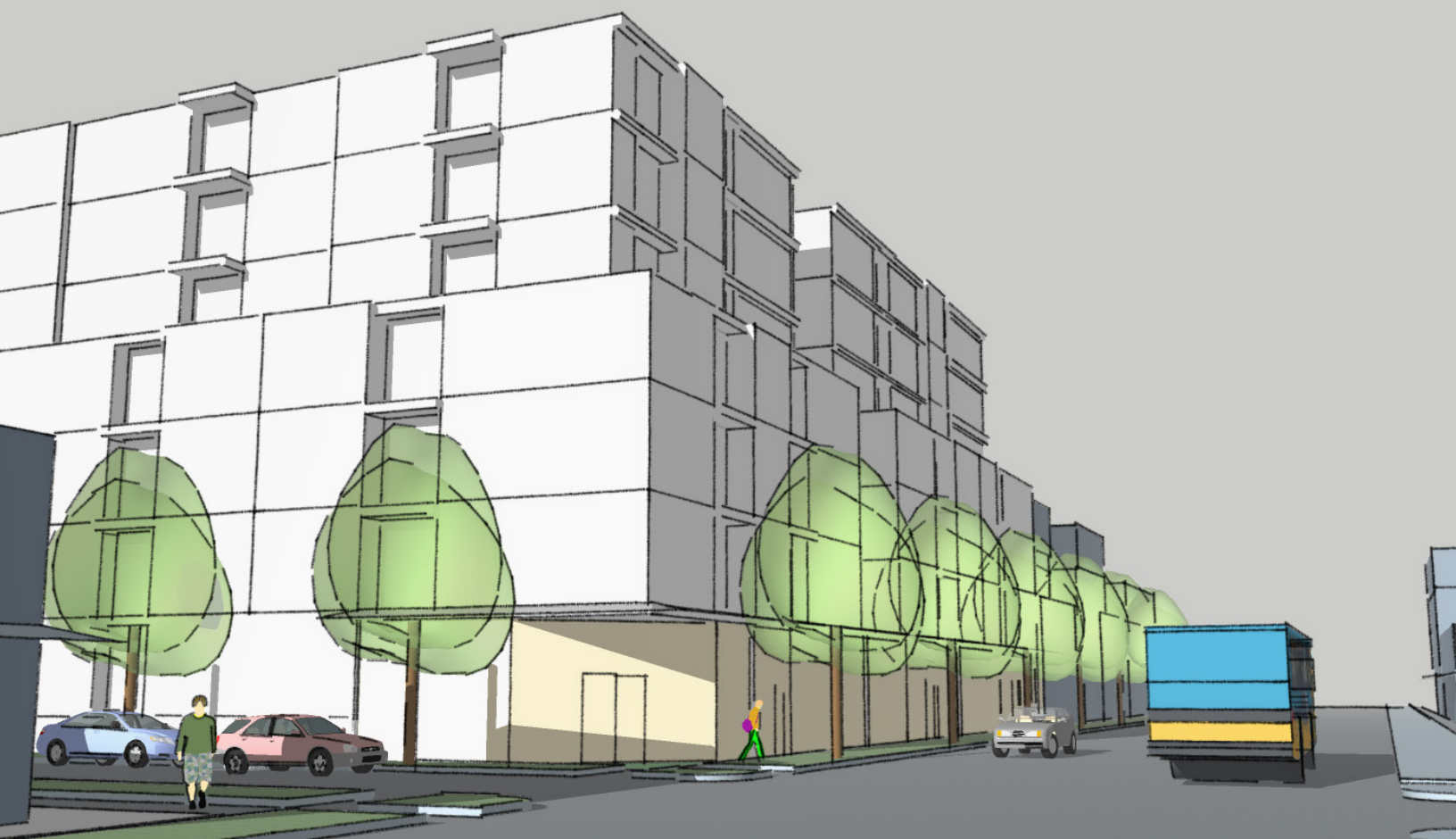
Under current rules, development in an NC-40 zone is limited to 40 feet in height and a maximum FAR of 3.0. The first image illustrates a four-story mixed-use building developed under these standards. Shaded in yellow, the ground floor has commercial uses, such as retail, restaurant, or office space. Three stories of residential development above could contain about 60 apartments based on an average unit size of 600 square feet.

On properties owned by a religious organization, the policy under consideration would allow three more stories for affordable housing development by increasing the height limit up to 75 feet and the FAR limit to a maximum of 5.0, if the development includes the same community-supportive uses described earlier for Lowrise zones. This scenario is illustrated in the second image. An upper-level setback would apply to any stories above the existing height limit (i.e., 40 feet), requiring a portion of the building to recede from the property line to reduce their prominence from street level. This additional development would allow up to 114 affordable homes to be constructed.

Neighborhood Commercial 40	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	40 feet	75 feet
<b>Floor area ratio (FAR)</b>	3.0	Up to 5.0
<b>Upper-level setback</b>	Required abutting residential zones and street-facing facades	8-foot setback also required for portions of structure above base height limit
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change



*Under current rules, this zone would allow a four-story mixed-use building that includes about 60 apartments.*



*Under the proposal, this development could include three additional stories and a total of up to 114 affordable homes.*

## Scenario D: Neighborhood Commercial 65

This scenario considers another Neighborhood Commercial zone. In an NC-65 zone, development currently is limited to 65 feet in height and a maximum FAR of 4.5. The first image illustrates a six-story development on an 8,500-square-foot midblock site surrounded by other three- to six-story buildings along an arterial street. The development could contain about 63 apartments based on an average unit size of 600 square feet.

If this site were owned or controlled by a religious organization, the proposal would allow up to three additional stories of long-term affordable housing. This additional development would allow 25 more apartments for a total of 88 affordable homes. The same upper-level setback described earlier would apply in this zone, requiring the three upper stories to recede eight feet from the property line.

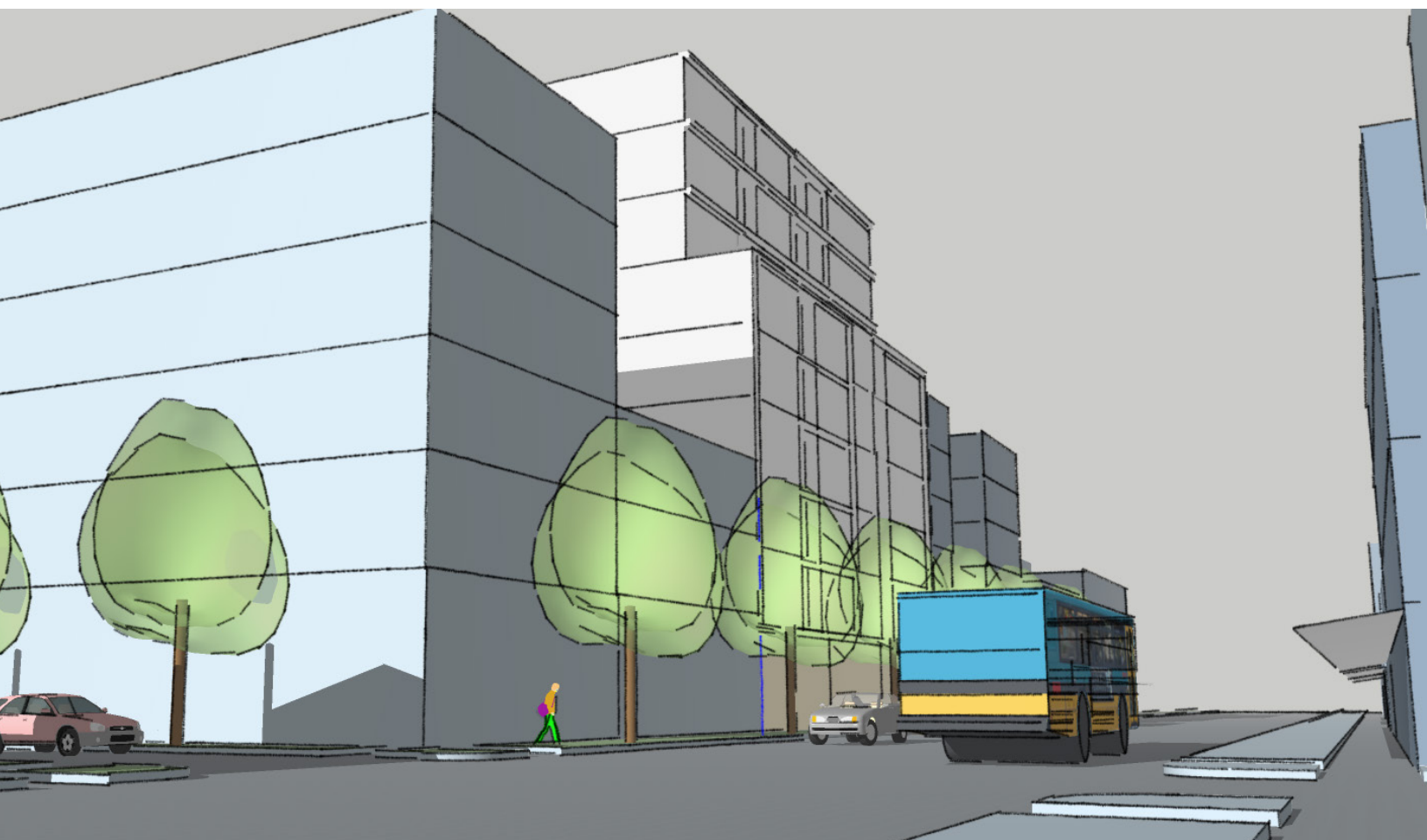
Buildings that exceed eight stories have different construction type requirements. It is possible that some development on religious organization-owned sites in an NC-65 zone would not achieve the maximum height of 95 feet or nine stories. For the purposes of our environmental analysis, we consider the most intensive scenario illustrated on the next page.

Neighborhood Commercial 65	Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Height limit</b>	65 feet	95 feet
<b>Floor area ratio (FAR)</b>	4.5	Up to 6.25
<b>Upper-level setback</b>	Required abutting residential zones and street-facing facades	8-foot setback also required for portions of structure above base height limit
<b>Parking</b>	No minimum in urban villages and areas served by frequent transit; otherwise 1 space per dwelling unit  No minimum for affordable housing at or below 80% AMI	No change





*Under current rules, NC-65 zones would allow a six-story development of about 63 apartments.*



*Under the proposal, three additional stories would increase the number of homes on this site to about 88, all of them affordable.*

## Scenario E: Single-Family Residential

This scenario examines development outcomes that could occur under the proposal in a single-family residential zone. Single-family zones include SF zones (SF 5000, SF 7200, and SF 9600) and Residential Small Lot (RSL) zones. All RSL zones are located in urban villages.

In single-family zones, the proposal would modify maximum density and FAR limits to allow construction of additional affordable homes in a form and at a scale similar what is already allowed under existing zoning. No changes are proposed to the existing height limit (30 feet plus five additional feet for a pitched roof) or to existing yard requirements.

This scenario envisions a roughly 16,000-square-foot property owned by a religious organization in an SF 5000 zone, the most prevalent single-family zone in terms of land area. In this scenario, the organization currently has a religious facility on a portion of the site, with surface parking occupying the remaining area. The top image on the following page illustrates this existing condition.

If redeveloped under current regulations, this property could be redeveloped with up to three detached houses, each three stories tall and up to 3,000 square feet in size, based on the applicable density, height, and floor area limits for this zone. No affordability requirements would apply. The second image on the following page illustrates redevelopment under current standards.

SF zones		Current standards	Proposed standards for affordable housing on property owned or controlled by a religious organization
<b>Lot requirements</b>		—	Eligible sites must have or abut a religious facility use, other use associated with a religious facility, or a lot area of 10,000 sq. ft. or greater
<b>Density limit</b>		1 unit per 5,000-9,600 sq. ft.	1 unit per 1,500 sq. ft.
<b>Height limit</b>		30 feet plus 5 feet for pitched roof	For development exceeding 35 percent lot coverage, 22 feet plus 5 feet for pitched roof For all other development, 30 feet plus 5 feet for pitched roof
<b>Floor area ratio (FAR)</b>		0.5	1.0
<b>Lot coverage</b>		Lots 5,000 square feet and larger: 35 percent of lot area Lots under 5,000 square feet: 15 percent of lot area + 1,000 square feet	No change for development exceeding 22 feet in height 50 percent for development that does not exceed 22 feet in height
<b>Yards and setbacks</b>	<b>Front</b>	20 feet or the average of the front yards of the single-family structures on either side, whichever is less	No reduction in existing yard requirements.
	<b>Side</b>	5 feet	Additional siting requirements would apply. No dwelling unit can be located less than 10 feet from a side lot line or 20 feet from a rear lot line of an abutting a single-family-zoned lot.
	<b>Rear</b>	25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet 2	
<b>Maximum facade length</b>		—	A maximum facade length limit of 40 feet applies within 20 feet of a lot line of an abutting single-family-zoned lot.
<b>Parking</b>		1 space per dwelling unit No minimum for affordable housing at or below 80% AMI	No change



*In this scenario, a faith organization has its facility on a 15,000-square-foot corner lot, much of it devoted to surface parking.*



*Under current regulations, this site could be redeveloped with three detached houses, each up to 3,000 square feet in size.*

In one redevelopment scenario enabled by the proposal, a religious organization could preserve its existing facility and add affordable housing on the adjacent surface parking lot. The first image on the following page envisions such a scenario, with a two-story apartment building containing 10 affordable one- and two-bedroom homes. Additional siting and clustering standards would require the apartment to be set back further from streets and neighboring properties than existing yard standards otherwise require.

Another possibility is a development that includes ground-related housing such as townhomes. The second image on the next page envisions a redevelopment of the entire property with 10-11 townhomes, four facing each street and two or three toward the back of the site. While the apartments are more likely to be rental housing, a townhouse redevelopment could produce for-sale homes that create affordable homeownership opportunities, particularly in neighborhoods where housing costs are out of reach to most Seattle-area residents. The siting and clustering requirements mentioned above would apply and are illustrated in this scenario also.



*The proposal could enable the religious organization to convert its underused surface parking to affordable apartments.*



*Under the proposal, the religious organization could also develop permanently affordable for-sale housing, like townhomes.*

If fully redeveloped, this site could also include up to 11 apartments. The images on the following page envision such a scenario. This could unfold as a two-story apartment building (top image) that, by limiting its height to no more than 25 feet, is able to cover up to 50 percent of the lot. Or it could result in a three-story apartment building (lower image) that must adhere to the existing lot coverage limit of 35 percent.

In both scenarios, additional siting and clustering standards would require the apartment building to set back further from adjacent streets and neighboring properties than otherwise required. All units in the apartment building would be affordable for at least 50 years to households with incomes of at most 80 percent of AMI.

The proposal would not modify existing off-street parking requirements. Under existing regulations, affordable housing generally has no minimum requirement for off-street parking.



*On this site, the proposal could facilitate up to 11 affordable apartments in a two-story building.*



*Alternatively, a three-story affordable apartment building would be allowed provided it adheres to a smaller footprint.*

## Comprehensive Plan consistency

These proposed policies would advance City goals and priorities for housing affordability, housing choice, and context-sensitive development. The proposal would maintain consistency with guidance in Seattle 2035, the City's Comprehensive Plan. Selected goals and policies in the Comprehensive Plan that identify and support the objectives of the proposal include:

- H 1.7** Support the development and preservation of affordable housing in areas with a high risk of displacement through tools and actions such as land banking, public or non-profit acquisition of affordable buildings, and new affordable and mixed-income development.
- H 2.4** Encourage use of vacant or underdeveloped land for housing and mixed-use development, and promote turning vacant housing back into safe places to live.
- H 3.3** Encourage the development of family-sized housing affordable for households with a broad range of incomes in areas with access to amenities and services.
- H 3.5** Allow additional housing types in areas that are currently zoned for single-family development inside urban villages; respect general height and bulk development limits currently allowed while giving households access to transit hubs and the diversity of goods and services that those areas provide.
- H G5** Make it possible for households of all income levels to live affordably in Seattle, and reduce over time the unmet housing needs of lower-income households in Seattle.
- H 5.3** Promote housing affordable to lower-income households in locations that help increase access to education, employment, and social opportunities, while supporting a more inclusive city and reducing displacement from Seattle neighborhoods or from the city as a whole.
- H 5.7** Consider that access to frequent transit may lower the combined housing and transportation costs for households when locating housing for lower-income households.
- LU G1** Achieve a development pattern consistent with the urban village strategy, concentrating most new housing and employment in urban centers and villages, while also allowing some infill development compatible with the established context in areas outside centers and villages.
- LU 7.2** Use a range of single-family zones to
  - maintain the current low-height and low-bulk character of designated single-family areas;
  - limit development in single-family areas or [areas] that have environmental or infrastructure constraints;
  - allow different densities that reflect historical development patterns; and
  - respond to neighborhood plans calling for redevelopment or infill development that maintains the single-family character of the area but also allows for a greater range of housing types.



- LU 7.3** Consider allowing redevelopment or infill development of single-family areas inside urban centers and villages, where new development would maintain the low height and bulk that characterize the single-family area, while allowing a wider range of housing types such as detached accessory units, cottage developments or small duplexes or triplexes.
- LU 7.10** Reflect the character of existing low-density development through the regulation of scale, siting, structure orientation, and setbacks.
- LU 7.12** Emphasize measures that can increase housing choices for low-income individuals and families when considering changes to development standards in single-family areas.
- LU 14.5** Use incentives, including the transfer of development rights, to encourage property owners and developers to restore or reuse designated landmark structures and specified structures in designated districts.
- LU 14.9** Identify historic resources that can be successfully used to meet the city's housing goals.

## Recommendation

OH and OPCD recommend adoption of the proposed amendments to development standards in the Land Use Code. The proposal will support faith institutions' efforts to construct affordable housing and fulfill other community needs on their property; improve the financial and construction feasibility of affordable housing projects; and advance City goals related to affordable housing, equitable development, and displacement prevention, as established in Comprehensive Plan goals and policies.

May 24, 2021

## MEMORANDUM

**To:** Land Use and Neighborhoods Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Council Bill 120081 – Affordable Housing on Religious Organization Property

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On May 26, 2021, the Land Use and Neighborhoods (LUN) Committee will have an initial briefing on [Council Bill \(CB\) 120081](#). CB 120081 would implement [Substitute House Bill \(SHB\) 1377](#) by creating a density bonus for affordable housing development on property owned or controlled by religious organizations.

This memorandum (1) provides background on enabling statutory authority, (2) briefly describes what the bill would do, (3) provides a preliminary issue identification, and (4) sets out next steps.

### Enabling Statutory Authority

Substitute House Bill 1377 was enacted in 2019. Portions of the bill applicable to jurisdictions planning under the Growth Management Act, like Seattle, are now codified in [RCW 36.70A.545](#).

Among other things, RCW 36.70A.545 requires that local jurisdictions, “must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on property owned or controlled by a religious organization...”<sup>1</sup> and “may develop policies to implement this section if it receives a request from a religious organization...”<sup>2</sup> The statute further requires that:

- All residential development in a project utilizing the bonus must be affordable to lower income households,<sup>3</sup> defined as households with an adjusted income of less than 80 percent of the area median income (AMI), regardless of whether a unit is owned or rented;<sup>4</sup> and
- The residential development must remain affordable for at least 50 years.<sup>5</sup>

The statute applies to new development as well as rehabilitation of existing affordable housing development.<sup>6</sup> For the purposes of the statute, a religious organization is defined by: “the federally protected practice of a recognized religious assembly, school, or institution that owns

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<sup>1</sup> RCW 36.70A.545(1).

<sup>2</sup> RCW 36.70A.545(2).

<sup>3</sup> RCW 36.70A.545(1)(a).

<sup>4</sup> RCW 36.70A.545(7)(b).

<sup>5</sup> RCW 36.70A.545(1)(b).

<sup>6</sup> RCW 36.70A.545(6).

or controls real property.”<sup>7</sup> This is the same definition applicable to religious organizations that host homeless encampments under the authority of [RCW 36.01.290](#).

**Council Bill 120081**

CB 120081 was developed by the Office of Planning and Community Development (OPCD) and the Office of Housing (OH) in response to requests from religious organizations. As proposed, the bill would establish eligibility requirement and bonus provisions for properties owned or controlled by religious organizations that are redeveloped with affordable housing. Affordability levels would be the minimum established by statute – all residential units affordable to households at 80 percent of AMI or below for at least 50 years.

General bonus provisions are provided in the table below. For more detail, see [Affordable Housing on Religious Organization Property, Director’s Report](#). May 2021.

Zone Type	Proposed Bonus for Most Zones
Single-family <sup>8</sup>	<ul style="list-style-type: none"> <li>• An additional 0.5 Floor Area Ratio (FAR) of development capacity</li> <li>• A 15 percent increase to lot coverage maximums</li> <li>• All subject to some site size and locational requirements for eligible parcels</li> </ul>
Multifamily zones <sup>9</sup>	<ul style="list-style-type: none"> <li>• An additional floor</li> <li>• An additional 0.2 – 1.0 FAR</li> <li>• Up to 0.3 to 0.5 FAR exemption for development in urban centers and villages and within a quarter mile of frequent transit service</li> </ul>
Commercial Zones with Heights up to 85 Feet <sup>10</sup>	<ul style="list-style-type: none"> <li>• Two additional floors</li> <li>• An additional 0.25 – 1.5 FAR</li> <li>• Up to 0.5 FAR exemption for development in urban centers and villages and within a quarter mile of frequent transit service</li> </ul>
Commercial Zones with Heights Greater than 85 Feet <sup>11</sup>	<ul style="list-style-type: none"> <li>• Four to six additional floors</li> <li>• An additional 0.75 – 1.75 FAR</li> <li>• Up to 1.0 FAR exemption for development in urban centers and villages and within a quarter mile of frequent transit service</li> </ul>
Downtown and Seattle Mixed Zones <sup>12</sup>	<ul style="list-style-type: none"> <li>• For zones with heights up to 85 Feet, two additional floors and an additional 1.5 FAR</li> <li>• For zones with heights greater than 85 feet, four additional floors and an additional 3.0 FAR</li> </ul>

<sup>7</sup> RCW 36.70A.545(7)(c).

<sup>8</sup> Director’s Report, p.13.

<sup>9</sup> Ibid p. 12.

<sup>10</sup> Id.

<sup>11</sup> Id.

<sup>12</sup> Id. p. 15

The proposal would also allow development standards for bonus development to apply to less intensively zoned portions of split zoned lots, provided that the less intensively zoned portion of the lot comprises 35 percent or less of the total development area and is not in a Single-family zone;<sup>13</sup> and allow small-scale commercial development with participating affordable housing development in Lowrise multifamily zones.<sup>14</sup>

### **Preliminary Issue identification**

Because the LUN Committee meeting on June 9 is cancelled, this memorandum sets out some preliminary issues with discussion for Committee consideration.

1. Level of Affordability and Term. The enabling statute establishes a minimum affordability level of 80 percent of AMI and a 50-year term. The Comprehensive Plan identifies that lower income households are more likely to have a housing cost-burden. Some affordable housing regulatory and incentive programs establish lower thresholds for rental housing. Specifically, the Mandatory Housing Affordability - Residential (MHA-R) program establishes minimum affordability levels of 60 percent of AMI for rental housing and 80 percent of AMI for owned housing, at initial occupancy, and sets a 75-year term for units provided through the performance option.<sup>15</sup> An 80 percent of AMI affordability level provides affordable housing at a higher affordability level than is typically provided by the market in new development and is more likely to generate revenue for religious organizations and development partners. As a practical matter, many developments likely to take advantage of the bonus would require additional funding, most of which could only be used to develop rental units affordable to households with incomes of 60 percent of AMI or lower.

*Should the 80 percent of area median income affordability threshold be lower; should there be different thresholds based on type of residential tenure; and should the term of affordability be longer?*

2. Design Review. Design Review is not required for development in Single-family zones.<sup>16</sup> However, to recognize height, bulk, and scale impacts at zone transitions, there are lower design review thresholds for projects on properties that abut Single-family zones.<sup>17</sup> CB 120081 would allow development of a scale in Single-family zones that would be subject to Design Review if developed in multifamily zones abutting Single-family zones. Affordable housing development is exempt from Design Review during the Covid-19 civil emergency. Normally affordable housing projects that exceed size thresholds are subject to administrative design review.

*Should participating projects in Single-family zones be subject to Design Review?*

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<sup>13</sup> Id. p.15.

<sup>14</sup> Id. p.13.

<sup>15</sup> SMC [23.58.B.050](#) and [23.58C.050](#).

<sup>16</sup> [SMC 23.41.004](#).

<sup>17</sup> Ibid at Table A.

3. “Owned or Controlled” Eligibility Standard. For transitional encampments, which are shorter duration land uses with a height, bulk and scale that is typically less than that allowed by the underlying zone, the City has recognized short term leasehold interests, partnership agreements, and contracts for fiscal sponsorship with religious organizations as qualifying means to establish control of property. Development that could be possible under the proposed bonus for religious organizations would be of longer duration with a greater appearance of height, bulk and scale.

*Should the City define “controlled by a religious organization” for the purposes of establishing eligible developments?*

### **Next Steps**

The LUN Committee is scheduled to hold a public hearing and may vote on the bill at its meeting on June 23<sup>rd</sup>.

cc: Dan Eder, Interim Director  
Aly Pennucci, Policy and Budget Manager

**Council Bill 120081 – Summary of Proposed Amendments  
Land Use and Neighborhoods Committee June 23, 2021**

Amendment	Effect
<p><b><u>1</u></b> Lower the average affordable housing income eligibility threshold to 60% of AMI for renter households  <u>Sponsor:</u> CM Pedersen</p>	<p>This amendment would allow income-averaging for determining eligible renter households with the average income household served at 60% of Area Median Income (AMI) and with the maximum no greater than 80% of AMI.</p> <p>At 60% of AMI, a qualifying one-person and four-person household would have an income no greater than \$46,500 annually and \$66,400 annually, respectively. Affordable rents for a studio and 3-bedroom at 60% of AMI is \$1,162 monthly and \$1,726 monthly, respectively. As introduced, the bill would establish a minimum affordability level at 80% of AMI for rented units. At 80% of AMI, a qualifying one-person and four-person household would have an income no greater than \$61,800 annually and \$88,250 annually, respectively. Affordable rents for a studio or 3-bedroom at 80% of AMI is \$1,545 monthly and \$2,295 monthly, respectively.</p>
<p><b><u>2</u></b> Increase the term of affordability to 75 years  <u>Sponsor:</u> CM Pedersen</p>	<p>This amendment would increase the minimum term of affordability to 75 years for rented or owned units. As introduced, the bill would establish a minimum term of affordability of 50 years. The Mandatory Housing Affordability program has a 75-year term of affordability for units provided through the performance option. See <a href="#">Seattle Municipal Code Section 23.58C.050.C</a>.</p>
<p><b><u>3</u></b> Define “controlled by”  <u>Sponsor:</u> CM Pedersen</p>	<p>This amendment would define “controlled by” for the purposes of establishing qualifying entities that can participate in the bonus program.</p> <p>Religious organizations that own property or that have control over property through an on-going, property-related interest in a property, such as through controlling shareholder interest in a corporate property owner or managing partnership position in a development entity could avail themselves of the alternative development standards.</p>

**Amendment 1**  
**to**  
**Council Bill 120081**  
**Sponsor: Pedersen**

Lower the average affordable housing income eligibility threshold to 60% of AMI for renter households

Amend Section 1 of Council Bill 120081 as shown:

Section 1. A new Section 23.42.055 is added to the Seattle Municipal Code as follows:

**23.42.055 Low-income housing on property owned or controlled by a religious organization**

\*\*\*

C. Affordability requirements

1. Eligible households. All dwelling units or congregate residence sleeping rooms permitted pursuant to this Section 23.42.055 shall serve only:

a. For rental units, households with incomes no greater than 80 percent of median income, adjusted by household size, and average household income across all units in the project no greater than 60 percent of median income.

b. For ownership units, households with incomes no greater than 80 percent of median income, adjusted by household size.

2. Duration. The obligation to provide dwelling units meeting the requirements of subsection 23.42.055.B shall last for a period of 50 years from the date of the certificate of occupancy or, if a certificate of occupancy is not required, from the date of the final building permit inspection for the development to which this Section 23.42.055 applies.

3. Affordable rent. Monthly rent shall not exceed 30 percent of 80 percent of median income. For purposes of this subsection 23.44.055.C.3, "monthly rent" includes a utility allowance for heat, gas, electricity, water, sewer, and refuse collection, to the extent such items are not paid for tenants by the owner, and any recurring fees that are required as a condition of tenancy.

<p><b>Effect:</b> This amendment would allow income-averaging for determining eligible renter households with the average income household served at 60% of Area Median Income (AMI) and with the maximum no greater than 80% of AMI.</p>
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Ketil Freeman

**Date: June 22, 2021**

**Version: 1**

At 60% of AMI, a qualifying one-person and four-person household would have an income no greater than \$46,500 annually and \$66,400 annually, respectively. Affordable rents for a studio and 3-bedroom at 60% of AMI is \$1,162 monthly and \$1,726 monthly, respectively. As introduced, the bill would establish a minimum affordability level at 80% of AMI for rented units. At 80% of AMI, a qualifying one-person and four-person household would have an income no greater than \$61,800 annually and \$88,250 annually, respectively. Affordable rents for a studio or 3-bedroom at 80% of AMI is \$1,545 monthly and \$2,295 monthly, respectively.

**Amendment 2**  
**to**  
**Council Bill 120081**  
**Sponsor: Pedersen**

Increase the term of affordability to 75 years

Amend Section 1 of Council Bill 120081 as shown:

Section 1. A new Section 23.42.055 is added to the Seattle Municipal Code as follows:

**23.42.055 Low-income housing on property owned or controlled by a religious organization**

\*\*\*

C. Affordability requirements

\*\*\*

2. Duration. The obligation to provide dwelling units meeting the requirements of subsection 23.42.055.B shall last for a period of ~~50~~75 years from the date of the certificate of occupancy or, if a certificate of occupancy is not required, from the date of the final building permit inspection for the development to which this Section 23.42.055 applies.

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**Effect:** This amendment would increase the minimum term of affordability to 75 years for rented or owned units. As introduced, the bill would establish a minimum term of affordability of 50 years. The Mandatory Housing Affordability program has a 75-year term of affordability for units provided through the performance option. See [Seattle Municipal Code Section 23.58C.050.C](#).

**Amendment 3**  
to  
**Council Bill 120081**  
**Sponsor:** Pedersen  
Definition of “controlled by”

Amend Section 1 of Council Bill 120081 as shown:

Section 1. A new Section 23.42.055 is added to the Seattle Municipal Code as follows:

**23.42.055 Low-income housing on property owned or controlled by a religious organization**

A. This Section 23.42.055 establishes the requirements for developments using alternative development standards for low-income housing on property owned or controlled by a religious organization where allowed by the provisions of the zone. For the purposes of this Section 23.42.055 a property is controlled by a religious organization when a religious organization has a legally established and ongoing property-related interest in a property as demonstrated by ownership of at least 51 percent of an incorporated owner; or a controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership.

\*\*\*

**Effect:** This amendment would define “controlled by” for the purposes of establishing qualifying entities that can participate in the bonus program.

Religious organizations that own property or that have control over property through an on-going, property-related interest in a property, such as through controlling shareholder interest in a corporate property owner or managing partnership position in a development entity could avail themselves of the alternative development standards.



Legislation Text

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File #: CB 120106, Version: 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to historic preservation; imposing controls upon the Bordeaux House, 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 November 18, 2020, voted to approve the nomination of the improvement located at 806 14th Avenue E and the site on which the improvement is located (which are collectively referred to as the “Bordeaux House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 6, 2021, the Board voted to approve the designation of the Bordeaux House under SMC Chapter 25.12; and

WHEREAS, on April 7, 2021, the Board and the Bordeaux House’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 806 14th Avenue E and the site on which the improvement is located (which are collectively referred to as the “Bordeaux House”) is acknowledged.

A. Legal Description. The Bordeaux House is located on the property legally described as:

Lots 9 and 10, Block 10, Capitol Hill Addition to City of Seattle Division No. 3, according to the plat thereof recorded in Volume 10 of Plats, Page 10, in King County, Washington.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Bordeaux House:

1. The site, excluding the garage.
2. The exterior of the house.
3. The entry foyer.
4. The main stairway up to the second floor with its railings and balustrade.

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

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

Section 2. Controls. The following controls are imposed on the features or characteristics of the Bordeaux House that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a

Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Bordeaux House that were designated by the Board for preservation.

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

a. Any in-kind maintenance or repairs of the features or characteristics of the Bordeaux House that were designated by the Board for preservation.

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

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

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

3) An Exceptional Tree per City of Seattle regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

e. Installation of improvements for safety or accessibility compliance.

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

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

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

i. Alterations to the designated interior features.

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

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

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

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

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

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Bordeaux House 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 under SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, adopted by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon



application and compliance with the requirements of that statute.

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

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

Section 5. The Bordeaux House is added alphabetically to Section I, Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

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

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

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Monica Martinez Simmons, City Clerk

(Seal)

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Neighborhoods	Erin Doherty/206-684-0380	Miguel Jimenez/206-684-5805

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

**Legislation Title:**

AN ORDINANCE relating to historic preservation; imposing controls upon the Bordeaux House, 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 and background of the Legislation:**

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

The Bordeaux House was built in 1903. The property is located in the Capitol Hill neighborhood. 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 site, the building exterior, and a small portion of the interior, but do not apply to any in-kind maintenance or repairs of the designated features.

**2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project?      \_\_\_ Yes X No

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget?      \_\_\_ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?  
No.

Is there financial cost or other impacts of *not* implementing the legislation?  
No.

**4. OTHER IMPLICATIONS**

a. Does this legislation affect any departments besides the originating department?  
No.

**b. Is a public hearing required for this legislation?**

No.

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

No.

**d. Does this legislation affect a piece of property?**

Yes, see attached map.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

This is a private single family residence, so the legislation does not have a negative impact on vulnerable or historically disadvantaged communities. A language access plan is not anticipated.

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

This legislation supports the sustainable practice of preserving historic buildings and their embodied energy. Reuse and restoration of a building or structure reduces the consumption of new natural resources, and the carbon emissions associated with new construction. Preservation also avoids contributing to the ever-growing landfills.

**2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

Many historic buildings possess materials and craftsmanship that cannot be duplicated today. When properly maintained and improved, they will benefit future generations, and surpass the longevity of most of today's new construction. They can also support upgraded systems for better energy performance, and these investments typically support local or regional suppliers, and labor industries.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

No new initiative or programmatic expansion.

**List attachments/exhibits below:**

Exhibit A – Vicinity Map of Bordeaux House

Summary Ex A – Vicinity Map of Bordeaux House  
V1a



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



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 19/21

### REPORT ON DESIGNATION

Name and Address of Property: **Bordeaux House**  
**806 14<sup>th</sup> Avenue E**

Legal Description: Lots 9 and 10, Block 10, Capitol Hill Addition to City of Seattle  
Division No. 3, according to the plat thereof recorded in Volume 10 of  
Plats, Page 10, in King County, Washington.

At the public meeting held on January 6, 2021 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Bordeaux House at 806 14<sup>th</sup> Avenue E as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

- D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.*
- E. *It is an outstanding work of a designer or builder.*

### DESCRIPTION

#### *Site and Neighborhood Context*

This report provides information about an existing single-family residence located at the northeast corner of 14<sup>th</sup> Avenue East and East Valley Street in Seattle. The residence located on this parcel was constructed in 1903 and is referred to as the Thomas and Sarah Esther Bordeaux House in honor of the original residents of the house. This full name of the house has been abbreviated to the "Bordeaux House" throughout the rest of this report for brevity and ease of reading.

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

### Site Location

The subject property consists of a parcel rectangular in plan that measures about 118 feet by 100 feet, with the long dimension oriented north-south along 14<sup>th</sup> Avenue East. The grade along 14<sup>th</sup> Avenue East is generally level, and the grade along East Valley Street slopes up gently toward the east. A stone masonry retaining wall approximately two feet in height extends along the south and west property lines and features stone steps at the southwest corner of the site flanked with two large stone masonry bollards. The ground level slopes up about six feet from the top of the stone masonry wall to the ground level at the house, which is generally level. Both 14<sup>th</sup> Avenue East and East Valley Street are paved with asphalt, and there is an alley located immediately to the east of the property, which is paved in concrete. Despite extensive research, the reason for the unusual configuration of the alley in the center of this subject block remains a mystery.

### Neighborhood Context

The neighborhood in which the Bordeaux House is located currently consists mainly of large, single-family residences, virtually all of which are well over 100 years old. This small residential district, located along 14<sup>th</sup> Avenue East between East Roy Street to the south and East Prospect Street to the north, is commonly referred to as “Millionaire’s Row” due to the stately scale of the houses and the wealth of the families which originally resided in them. Practically all the existing residences were constructed between 1901 and 1915, though a few more modern buildings have been inserted into the fabric of the neighborhood. Two of these houses were constructed in 1949 and 1952, and the most recent one was constructed in 1978. The residences are built from a variety of materials, including stone and brick masonry, stucco plaster with painted wood half-timbering, painted wood clapboard siding, painted wood shingle siding, painted wood windows, and painted wood trim, soffits, fascia, and other assorted architectural details. Roofs are typically clad in asphalt composition shingles.

The Charles H. Cobb House is located immediately to the north of the Bordeaux House. This two-and-one-half story, Swiss Chalet-style residence was designed by architects Bebb & Mendel and constructed in 1903. The house sits on a double lot at the southeast corner of East Aloha Street and 14<sup>th</sup> Avenue East, with the main entry facing East Aloha Street.

The two-and-one-half story residence located immediately to the east of the Bordeaux House across the alley was constructed in 1905. The main entry faces East Valley Street. This house is raised above the sidewalk level approximately six to eight feet.

The Elbridge A. Stuart House is located to the south of the Bordeaux House across East Valley Street. This two-and-one-half story, Swiss Chalet-style residence was designed by architects Bebb & Mendel and constructed in 1904. The house sits on a double lot at the northwest corner of East Valley Street and 14<sup>th</sup> Avenue East, with the main entry oriented toward 14<sup>th</sup> Avenue East.

The David Skinner House is located to the southwest of the Bordeaux House across the intersection of 14<sup>th</sup> Avenue East and East Valley Street. This two-and-one-half Colonial Revival house was designed by architect W.W. Sabin and built in 1903. This house sits on a triple lot and is located immediately to the south of the Andrew Weber House.

The two-and-one-half story Andrew Weber House is located to the west of the Bordeaux House across 14<sup>th</sup> Avenue East. Designed by architects Donnellan & Barton and constructed in 1902, this Colonial Revival house sits about three feet above the sidewalk level. The main entry is located on the south side of the house, which has its long axis oriented east west.

The James A. Moore House is located immediately to the northwest of the Bordeaux House across 14<sup>th</sup> Avenue East, immediately north of the Andrew Weber House. This Renaissance Revival residence was designed by architect William D. Kimball and constructed in 1903. Kimball was also the original architect of the Bordeaux House, which was also built in 1903. The James A. Moore House is designated as a City of Seattle landmark.

#### Nearby City of Seattle Landmarks

Designated City of Seattle landmarks located within a quarter-mile radius of the subject property include the following:

1. Moore House, 811 14<sup>th</sup> Avenue East (1903; W.D. Kimball, architect)
2. Maryland Apartments, 626 13<sup>th</sup> Avenue East (1910; Henderson Ryan, architect)
3. Parker-Fersen House, 1409 East Prospect Street (1909; Frederick Sexton, architect)
4. Volunteer Park Grounds, 1400 East Prospect Street (1909-1910; John Charles Olmsted, Olmsted Brothers Landscape Architects)
5. Volunteer Park Water Tower, 1400 East Prospect Street (1906-1908)
6. Volunteer Park Reservoir, 1400 East Prospect Street (1901)
7. Highland Apartments, 931 11<sup>th</sup> Avenue East (1924; Stuart & Wheatley, architects)
8. Anhalt Apartment Building, 1005 East Roy Street (1928; Anhalt and Borchert, designers and builders)
9. Anhalt Apartment Building, 1014 East Roy Street (1929-1930; Anhalt and Borchert, designers and builders)
10. St. Joseph's Church, 732 18<sup>th</sup> Avenue East (1929; A.H. Albertson, architect)

#### Historic Status

Currently, the Bordeaux House is not located within a local historic district. A National Register of Historic Places (NRHP) nomination for the Seattle Millionaire's Row Historic District has been submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP), but the status of this nomination is unknown. In 1975, Victor Steinbrueck and Folke Nyberg surveyed the Capitol Hill neighborhood as part of their city-wide inventory of buildings and urban design resources. In their survey, the Bordeaux House was identified as a "building significant to [the] City."



A City of Seattle landmark nomination for the Bordeaux House was submitted in March 1979, and the house was also inventoried by the City of Seattle in August 1979. However, no records exist that indicate what action, if any, was taken on the 1979 landmark nomination. The author contacted the Landmarks Preservation Board staff to check the status of the Bordeaux House, and staff confirmed that the house was not designated as a City of Seattle landmark.

The City of Seattle Department of Neighborhoods Historic Resources Survey Database indicates that the Bordeaux House is located within a potential National and/or local historic district. The database also indicates that the property appears to meet the criteria for listing in the National Register of Historic Places and also appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

### ***Building Description***

#### Site

The Bordeaux House was built in 1903 as a single-family residence. The primary structure of the house is wood frame, with a reinforced concrete foundation. The building is two-and-one-half stories tall, with a full basement. The main footprint of the house measures approximately 41 feet by 56 feet, with the long axis of the house oriented in a north-south direction. The house faces west onto 14<sup>th</sup> Avenue. A one-story wing measuring approximately 12 feet wide by 16 feet long is located at the northeast corner of the house. The main mass of the house is set back about 37 feet from the west property line, and about 30 feet from the south property line. One-story-tall covered porches are located at the northwest and southwest corners of the house, and each measure approximately 8 feet by 18 feet, with their long dimensions each oriented in an east-west direction.

There is a one-story brick veneer garage building located at the northeast corner of the parcel. The garage measures approximately 24 feet by 20 feet, with the long dimension oriented in an east-west direction. The garage was constructed in 1912. The north and east walls of the garage are both built to the north and east property lines. The concrete paved alley is immediately adjacent to the garage and extends southward along the east property line toward East Valley Street. A vehicle parking pad paved with permeable concrete pavers is located along the east property line between the alley and the stone terrace located along the east side of the house. A brick paved patio seating area is located at the southeast corner of the site, immediately south of the vehicle parking pad and stone terrace.

Stone masonry retaining walls are located along the south and west property lines of the site. These granite walls were constructed in 1904. Granite steps are located at the southwest corner of the property and are flanked by two cylindrical granite masonry newel posts. A planting strip about four feet wide is located along the south property line between the retaining wall and the sidewalk. A similar planting strip is located along the west property line but is only about two

feet wide. Five-foot-wide concrete sidewalks are located along the west and south of the property. The sidewalks are separated from the street by a planting strip approximately nine feet wide.

No street trees are indicated on the Seattle Department of Transportation Map of Seattle Street Trees. There are currently two small Victoria Evergreen Magnolia (*Magnolia grandiflora* ‘Victoria’) street trees located in the planting strip between the sidewalk and curb to the south of the house. Two small Commemoration Sugar Maple (*Acer saccharum* ‘Commemoration’) street trees are located in the planting strip between the sidewalk and curb to the west of the house.

A granite hitching post was once located along the curb line immediately west of the southwest corner of the property, but the hitching post is no longer extant. A granite coach mounting step block carved with the name “BORDEAUX” was also once located along the curb line near the intersection of 14<sup>th</sup> Avenue East and East Valley Street, but sadly this object has also been lost.

### Overview of the Bordeaux House

Architect William D. Kimball designed the Bordeaux House in a distinctive combination of the Queen Anne and Tudor Revival architectural styles. The eclectic style of the house is discussed in greater detail later in this report. The main mass of the house is two stories tall. Living spaces under the steeply pitched hipped roof comprise a half or attic story above the two main stories of the house. The main approach to the house is from the southwest corner of the property, where a flight of granite steps leads from the sidewalk level to the ground level of the site, which is approximately eight feet above the sidewalk. The octagonal turret at the southwest corner of the second floor is located on axis with the granite stairs and pathway. The orientation of the approach pathway and the turreted southwest corner of the house provide the visitor with a picturesque oblique view of the south and west facades of the house. The formal main entry is located on the west façade of the house, facing 14<sup>th</sup> Avenue East. Two informal entrances are located on the east façade of the house facing the parking pad and alley, and an additional informal entrance is located on the south façade of the kitchen wing to the north of the parking pad.

### West Facade

The main mass of the west façade of the house is approximately 56 feet wide. There are covered porches at the northwest and southwest corners of the house which each extend out approximately eight feet beyond the main mass. The first floor of the house is clad in brick masonry veneer. The brick is dark red pressed brick and is laid in running bond with whitish-gray colored mortar joints. The first story of the west façade is symmetrical, with the main entry located at the center of the house. The recessed entry porch is flanked on each side by a set of two painted wood double-hung windows mulled together. Each of the sets of windows are centered in the lengths of wall in which they are located. The jambs and head of the windows are trimmed with an 8-inch-wide painted wood flat trim with molded backband.

A painted flat wood frieze band runs horizontally above the capitals of the porch columns, the heads of the windows, and the centrally located recessed porch. The frieze band serves as the transition between the brick masonry veneer walls of the first story and the walls of the upper stories, which are clad in a decorative “fachwerk” of exposed painted wood half-timbering with stucco plaster infill panels. The half-timbering creates a rectilinear grid on the exterior of the second story. Each of the painted wood boards of the half-timbering is about 6 inches wide. The boards serve as the vertical trim at the jambs and heads of the windows, and also serve as vertical trim dividing groups of two windows. Painted wood fachwerk also runs horizontally at the sills and heads of the windows. When the house was originally constructed, there were also diagonal painted wood half-timbers at the second story, but all the diagonals were removed as part of the 1913 remodel. The painted wood double-hung windows at the second story are tall and narrow two-over-two-light units.

The formal main entry to the house is centered on the first-floor level and protected by a covered porch approximately six feet deep and twenty feet wide. The porch is accessed by a flight of six granite steps. Each side of the steps is flanked with a brick masonry cheek wall extending out from the façade of the house. Low brick masonry walls protect the west side of the porch at each side of the steps. The porch floor is covered with dark red tiles each about 12 inches square and features a simple border of smaller 3 inch square dark reddish-black tiles along all four sides of the porch.

The entrance door is centered on the porch and is made of stained wood, which harmonizes with the stained wood paneling and detailing of the foyer beyond. The threshold is granite, and the door is surrounded at the head and jambs by an 8-inch-wide painted wood flat trim with molded backband. Two large French casement windows flank the entrance door. Each of these windows has two painted wood casement sashes, each about 30 inches wide by about 48 inches tall. Each sash is glazed with leaded glass in a rectilinear grid pattern. A painted wood frieze band extends around the perimeter of the porch above the top of the window and door trim. Painted wood crown molding conceals the joint between the ceiling and the top of the frieze band. Narrow painted wood boards make up the ceiling, and four painted wood beams about 6 inches wide by 12 inches deep support the ceiling.

There is another recessed porch at the second story, which is approximately the same depth and width as the recessed main entry porch at the first story below. A low, half-timbered wall extends along the west side of this porch, and two painted wood columns with decorative capitals frame the doors leading out to the porch. Two painted wood pilasters are also located at each side of the porch. The porch floor is painted metal, and the ceiling is painted wood. Each of the painted wood French door leading out to the porch have thirty-two equal lights apiece, and each door has a painted wood transom above with eight equal lights apiece. These doors and transoms are

original to the house. Two painted wood windows of nine lights apiece flank the French doors and provide light to a closet and a laundry room.

There is a projecting bay to the north of the recessed porch at the second story, which projects about two feet beyond the second story façade. This projecting bay extends upwards, dividing the overhanging roof eave and engaging with the half-timbered dormer above. The gable end of the dormer features two painted wood nine-light-over-one-light double-hung windows. The fachwerk at the gable ends of this projecting bay feature two diagonal half-timbers located to each side of the windows. These half-timbers are mirror images of each other off the centerline of the windows. The projecting eaves feature deep painted wood vergeboards at the rakes.

The turret at the southwest corner of the second story is perhaps one of the most noticeable features of the house. The turret is octagonal in plan and projects approximately two feet from the west and south facades of the house. The base of the turret at the west façade is comprised of painted wood molding that corbels out from the main wall plane. Three painted wood double-hung windows are located at the west, southwest, and south walls of the turret. Each of these windows is two-over-two-lights with a two-light transom window above. A small, narrow painted wood keystone detail rests atop each of the turret windows. Three round, painted wood windows are located in the upper portion of the turret at the third level of the house. Each of these windows is original and has decorative leaded glass glazing and highly decorated painted wood framing and trim at the exterior. The turret is topped with a peaked octagonal roof that is said to look like a candle snuffer.

There is a three-sided dormer located at the third level of the house, which is centered on the recessed porches below. The window on the west-facing wall is a painted wood twelve-over-one-light double-hung window. This window has a painted wood transom window above, also with twelve equal lights. There are transom windows on the walls that face northwest and southwest, each with twelve lights apiece. The sills and heads of these transom windows align with the transom window in the center. The gable end of the dormer above features half-timbering but features slightly curving diagonals in addition to the typical horizontal and vertical painted board fachwerk found elsewhere on the house. The diagonal members are mirror images of each other, centered on the center of the dormer. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

### North Facade

The typical materials and detailing found on the west façade of the house continue on the north façade of the house. Small windows just above ground level provide light and ventilation to the basement. The windows on this façade are typically painted wood double-hung units in a two-over-two-light configuration. Trim around the doors and windows is identical to the trim on the west façade.

A porch extends out from the main mass of the house approximately eight feet and runs about 18 feet along the north façade of the house. The porch is built on piers, and the brick masonry walls beneath the porch floor feature half-moon crawlspace vents with painted wood vertical pickets. The porch floor is concrete with an incised grid pattern. The porch level is accessed by a short flight of painted concrete steps. The porch roof is supported by three equally spaced columns along the north edge of the porch. Each of these columns features a brick masonry pier about three feet high, with a painted square wood column above. Painted wood balustrades extend between the columns. These balustrades are made with flat pieces of wood with a decorative scallop cut out of each side. A painted wood frieze band wraps the top of the first story of the porch, and a short half-timbered wall above creates an enclosure for the porch at the second-floor level. A short, painted wood balustrade similar in motif to the one below caps the half-timbered wall. A single painted wood door leads from the second story corner bedroom to the porch. This door features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door. This door appears to date from the 1913 remodel.

The gable at the third level is centered on the original width of the façade. The gable end of this dormer feature diagonal painted wood half-timbering to each side of the paired windows as well as painted wood ogee curve half-timbering above the paired windows. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

A wing of the house extends eastward from the original main volume of the house. This one-story addition was constructed in 1913. The brick masonry veneer of this addition is a continuation of the brick masonry on the exterior of the rest of the house. The roof eaves feature painted wood soffits with painted wood exposed rafter tails. There is a door located at the north side of the kitchen that is accessed by a short flight of stairs. The outside of these stairs is wrapped in a brick masonry veneer wall. The detail of the painted wood balustrade at this stair is similar to the balustrade at the porch.

#### East Façade

The projecting kitchen and mudroom wing extends to within about four feet of the east property line. The entire wing is clad in pressed brick masonry veneer like the rest of the house. Stairs lead up the south side of the wing to an entry door on the south side of the wing, and two windows are located at a projecting corner between the original main house and the 1913 addition. A stone paved terrace with outdoor fireplace is located at the first-floor level and is accessible from three points on the east façade.

The east façade features a bay which projects approximately three feet out from the main volume of the house. The first story portion of this bay was originally constructed as a curved wall with three or four windows but was squared off during the 1913 remodel when the kitchen wing was added. It now has three painted wood double-hung windows mulled together, with an entry door

to the south of the bank of windows. The second story of the projecting bay has two painted wood double-hung windows at each corner of the bay, and the windows are set within the half-timbering like on the other façades of the house. Each of these windows are two-over-two-lights. The windows at the third level are a set of paired painted wood double-hung windows that are flanked with curved half-timbering. The projecting roof eaves feature deep painted wood vergeboards at the rakes.

A brick masonry chimney is engaged with the wall at the southernmost bay of the east façade. Based on a visual comparison with the existing brick masonry chimney and the chimney shown in a 1905 historic photograph of the house, the portion of chimney above the roof line is clearly a reconstruction of the original. The east-face and top of the original chimney were more detailed than the existing chimney, and the original also appears to have been taller than the existing chimney. Brick used above the roof line also appears to be different than the original brick used in the portion of the chimney below the roof line. The chimney is flanked with painted wood double-hung windows at the first story and second story. The windows at the second story are aligned with the windows below.

### South Façade

The typical materials and detailing found on the west, north, and east façades of the house continue on the south façade of the house. The projecting porch on the south side of the house is a mirror image of the porch located on the north side of the house. A pair of French doors connects the interior with the porch. Each leaf of these French doors features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door. This pair of doors is mirrored with the door on the north façade that leads from the dining room to the porch on the north side of the house, and the window looking out onto the porch is also a mirror image of a similar window on the north façade.

The windows and doors at the second story of the south façade are slightly different from most of the second story windows on the house. There is a vertical stack of single windows on the southeast corner of the south façade, consisting of a small painted wood two-light window at the basement, a two-over-two-light painted wood double-hung window at the first story, and another two-over-two-light painted wood double-hung window at the second story. However, the window at the second story has a two-light, painted wood transom window immediately above it, just like the windows at the second floor of the turret at the southwest corner of the house. Immediately to the west of this window, there is a large oval painted wood window with decorative leaded glass glazing and highly decorated painted wood framing and trim at the exterior. This window is located where the original master bathroom was located. A single painted wood door leads from the master bedroom to the porch. This door features leaded glass glazing in a rectilinear grid pattern, similar to the windows to the north and south of the main entry door and the door leading to the second story porch on the north side of the house. This door appears to date from the 1913 remodel.

A brick masonry chimney is engaged with the first and second story brick masonry walls. The chimney projects slightly from the face of the house and rises vertically between the door from the master bedroom to the porch and the turret at the southwest corner of the house. Like the chimney on the east façade, this also appears to be a reconstruction of the original chimney. The original south face and top of the chimney were more detailed than the existing chimney, and the original chimney also appears to have been taller than the existing chimney. The brick used above the roof line also appears to be different than the original brick used in the portion of the chimney below the roof line.

The dormer at the third level at the south side of the house is almost an identical mirror image with the dormer on the north side of the house. However, the windows on the south dormer are spaced more widely apart than the windows at the north dormer.

### Roof

The roof is currently clad with asphalt composition shingles. Based on historic photographs, it appears that the roof was originally clad with wood shingles, and featured decorative metal ridge caps and peaks at the dormers, a decorative metal ridge cap at the main hipped roof ridge, and a fanciful metal finial at the top of the “candle snuffer” roof of the turret. These decorative metal roof details are no longer extant. As previously mentioned, the upper portion of the chimneys at the east façade and south façade appear to have been modified from their original condition. Also, a third chimney was added to the house in 1913 to serve a new fireplace located on the first floor toward the center of the house. Finally, there are four existing skylights near the ridge of the main hipped roof that provide light and ventilation to the interior attic spaces.

### Interior

According to a contemporary newspaper account, when the Bordeaux House was originally constructed it contained a basement with laundry, storage, furnace, and vegetable rooms, a first floor with six rooms, including a smoking room and family room, five bedrooms and a sewing room on the second floor, and three finished rooms and a large hall on the third floor. The interior was to be “finished in the most modern and approved style.” Unfortunately, no plans for the original 1903 construction or the later 1913 additions and alterations survive to confirm the plan arrangement of the original construction or after the house was altered.

The house has a full basement, which houses utility and support spaces for the house, including a laundry room and mechanical room. Utility services and mechanical, electrical, and plumbing systems were fully upgraded during a 2015-2016 restoration and remodel of the house.

The main entry is located on the first floor at the west side of the house. The entry opens into a formal foyer. After close study of the arrangement and details of this room and staircase, the author has determined that this room was one of the main interior spaces in the house altered by

Bebb & Mendel in 1913. The foyer is L-shaped and measures about 20 feet long, about 12 feet wide at the narrowest at the north wall of the room, and about 20 feet wide along the south wall of the room. The centerpiece of the room is the grand staircase, constructed of oak and stained a dark honey brown color. The newel posts are richly carved, and the balusters feature vertical pickets topped with panels with a Tudor Revival-style detail below the handrail.

The room features stained oak wood paneled wainscoting approximately five feet high on all the walls. The walls above the wainscoting are smooth painted plaster, and the ceiling is also smooth painted plaster. Stained oak wood crown molding encircles the room. The stained oak wood trim at the windows, doors, and cased openings features richly carved details along the tops of the jambs. Stained oak wood transom panels are located above the doors, windows, and cased openings, and the center of each panel is richly carved in a motif that matches the carving throughout the rest of the room. There are stained oak wood radiator enclosures with metal ventilation grilles located under each of the leaded glass casement windows. The floor of the room is stained oak wood, laid in strips about 2½ to 3 inches wide. The floor features a dark stained mahogany inlay of four narrow strips. This border delineates a rectangular perimeter of the former footprint of the room as it likely appeared prior to the 1913 replacement of the original staircase and addition of the vestibule at the southeast corner of the room.

A cased opening with a painted plaster Tudor Revival-style flat pointed arch leads to a vestibule at the southeast corner of the room. The door in the north wall of the vestibule leads to a modern, non-original powder room located under the stairway, and the door in the east wall leads to the library. A 1913-era Western Electric intercommunication telephone set is mounted on the south wall inside the vestibule, and a central vacuum cleaning system port is located at the baseboard inside the vestibule. Electrical switches have brass walls plates and are the push button type typical of the 1913 era of construction. The door hardware consists of original heavy brass hexagonal doorknobs with hexagonal brass rosettes and key escutcheons.

The dining room is located to the north of the foyer and is accessed through a wide opening with double pocket doors. The floor is stained oak wood with dark stained mahogany inlay, which is identical to the treatment of the floor in foyer. This room has dark painted wood paneled wainscoting approximately six feet high on all four walls. The plaster walls are wallpapered between the top of the wainscoting and the bottom of the painted wood frieze band. There are seven box beams at the ceiling which run in a north-south direction. These painted wood beams neatly divide the ceiling into eight equal coffered sections, each of which is trimmed with painted wood crown molding. The pair of windows at the west wall look out onto the west lawn, and the single window at the north wall looks out onto the adjacent covered porch. A wide painted wood door connects the dining room with the covered porch. A short hallway located at the east end of the room leads to the butler's pantry and kitchen to the east of the dining room.



The library is located to the east of the foyer and is accessed via the aforementioned door located at the east wall of the foyer vestibule. This room may have been the smoking room noted in the *Seattle Daily Bulletin*. This room has stained wood paneling wainscoting along all four walls which extends about four feet above the floor. The stained wood door and window trim is less detailed than the trim and detailing in the foyer, but the overall design and configuration of the stained wood trim is consistent with the 1913 work at the foyer. The fireplace features a tile surround with stained wood mantel. The stained wood flooring is similar to the flooring found in the foyer and dining room, but the intertwining Greek key motif of the darker inlay at each corner is slightly different than the detail in those adjacent rooms. Painted crown molding is located at all four walls of the room.

A wide cased opening at the south wall of the foyer leads to the music room. The head and jambs of this opening have stained wood trim, but the profile is simpler than the trim profile in the foyer, and also lacks the carved panel details. The walls of the room are painted plaster with stained wood baseboards and are trimmed with painted wood crown molding at the painted plaster ceiling. The stained wood flooring of this room is similar to the floor of the foyer and includes the dark stained mahogany Greek key detail at the northwest and southwest corners of the room. The paired windows at the west wall of the room look out onto the lawn and the walkway leading up to the entry. A stained wood radiator enclosure with metal ventilation grilles is located under these windows. The single window at the southwest corner of the room looks out onto the adjacent covered porch. A pair of stained wood French doors leads out to the covered porch. Each of the door leaves have a full-light leaded glass panel.

A deep cased opening was constructed between the music room and the living room to the east during the 2015-2016 restoration and renovation project. There are painted wood built-in bookcases at the north and south sides of the opening. The doors of these bookcases have leaded glass panels with a design inspired by the design of the leaded glass panels at the French doors and casement windows added during the 1913 alterations. The dark stained mahogany inlay in the floor indicates that the music room and living room were originally one large room. The stained wood trim of the doors and windows is the same as in the music room to the west, and the rest of the detailing is also identical. There is a single window at the south wall of the living room that looks out onto south lawn of the house. During the 1913 remodel, this single window replaced the pair of windows that were originally in the location. There are two windows at the east end of the room: one to the north of the fireplace and the other to the south. The fireplace has a tile surround and a stained wood mantel. There are stained wood radiator enclosures at each of these windows, and due to the fact that each of these enclosures overlaps the Greek key floor inlay detail, it appears that this woodwork was also added during the 1913 Bebb & Mendel remodel. A doorway at the north wall of the living room leads to the library beyond.

The kitchen and mudroom are located at the northeast corner of the house. This area of the first floor of the house has been extensively modified since the original construction of the house in

1903. Bebb & Mendel added the wing to the east of the existing kitchen in 1913, so it is very likely that the kitchen was enlarged and remodeled at the same time. The existing condition plans created prior to the 2015-2016 remodel indicate the configuration of this space and show how the spaces in the northeast corner of the house apparently changed over time. Given the fact that other families lived in the house for long periods of time after the Bordeaux family moved out, it is possible that the kitchen has been remodeled at least four times since 1903, including the most recent restoration and renovation of 2015-2016. The kitchen is directly adjacent to a mud room at the east, the library to the south, and the butler's pantry and dining room to the west. A painted wood staircase leads from the south side of the kitchen up to the second floor. This staircase is a reconstruction of the original service stair that would have been used by the household staff.

The main staircase in the foyer goes up a half flight to a landing, and then turns ninety degrees for the rest of its run to the second floor. On the second floor the staircase is located within a central hallway. The stained oak wood newel posts and balustrade are the same design as below in the foyer. The floor of the hallway is stained wood but lacks the inlay detail found at the public spaces downstairs. The hallway has painted wood wainscoting around the perimeter of the space, which is approximately three feet high. The walls are painted plaster with a painted wood frieze band and crown molding at the ceiling. The ceiling is also smooth painted plaster. A painted wood built-in linen cabinet is located at the west wall of the hallway, and there is a small sitting area to the south of the linen cabinet. There are a pair of doors that lead out to the covered porch at the west side of the house.

There are two bedrooms located at the northeast and northwest corners of the second floor north of the hallway. A door at the north wall of the northwest bedroom leads out to the second story porch above the covered porch off the dining room below. This door features a full-light leaded glass panel similar in design to the 1913 doors and windows at the first floor. A bathroom is located between these two bedrooms, and a narrow stairway located to the west of the bathroom leads up to the third-floor attic spaces. There is another bedroom located to the east of the hallway, and the master suite is located along the entire south end of the second floor. Typical materials found at the second floor include stained wood floors, painted wood baseboards, painted smooth finish plaster walls and ceilings, and painted wood built-in casework.

The master bedroom is located at the southwest corner of the house and features a circular window seat located within the turret. There is also a fireplace with tile surround and a painted wood mantel. The detailing of the window seat and fireplace suggest that these features are original to the house. A door at the south wall of the master bedroom leads out to a second story porch located over the covered porch at the first floor below. This door features a full-light leaded glass panel similar in design to the 1913 doors and windows at the first floor. The master bathroom and closet are located to the east of the master bedroom. The large oval leaded glass window on the south wall of the master bathroom affords generous amount of light to this space.

The frame of this window is original, but the window sash is an exact replacement of the deteriorated original window sash.

The third-floor attic spaces include a large billiards room, a large hall, and three finished rooms, which were most likely used as quarters for domestic servants. These spaces are tucked in under the steeply pitched hipped roof and the dormers located at all four sides of the house. Typical materials found at the third floor include stained wood floors, painted wood baseboards, painted smooth finish plaster walls and ceilings, and painted wood built-in casework. There is a small sitting room located in the upper portion of the turret at the southwest corner of the house. The three circular leaded glass windows in this room provide a wide view of the neighborhood below.

***Summary of Alterations***

The Bordeaux House has been altered slightly since it was originally constructed in 1903. Here is a list of known permitted additions and alterations to the subject property:

<u>Permit</u>	<u>Year</u>	<u>Cost</u>	<u>Comments</u>
21562	1903	\$15,000	Build 2 story frame residence 40'6" x 55'10"
27477	1904	\$600	Construct about 120 lineal feet of stone bulkhead
116960	1912	\$600	Build 1 story brick veneer garage 20' x 24'
123417	1913	\$7,000	Build 2 additions 2' x 19' and 16' x 16' and build 2 fireplace and change stairs and partitions as per plans
990524-033	1999	----	Install low voltage security system
990614-014	1999	----	Install 200-amp service and rewire kitchen
6043488	2004	----	Install fireplace insert
6484596	2015	\$189,538	Construct interior alterations to existing single Family residence, per STFI
6473049	2015	\$95,000	Construct additions and alterations to existing single family residence, as per plans

Historic photographs of the Bordeaux House dating from circa 1904-1905, 1906, and 1913, along with the historic photographs from the Real Property Record Card provide a wealth of additional information about the alterations that have been made to the house since it was originally constructed. Major additions and alterations to the house likely made prior to 1969 observed thus far include:

1913 Additions and Alterations by Bebb & Mendel

- Addition of a one-story 16-foot by 16-foot wing at the east end of the kitchen at the northeast corner of the first floor.
- Likely remodel of the kitchen at the northeast corner of the first floor.
- Alteration of the original curved wall to the east of the library with the construction of a 2-foot by 19-foot addition at the east façade of the first floor.

- Remodel of the main public spaces on the first floor, including the foyer, dining room, music room, and living room, including alterations to partitions, changing wainscoting and trim, installing radiator enclosures, and constructing a new stained wood grand staircase.
- Reconfiguration and replacement of windows and doors at the first floor, including:
  - Replacement of paired windows at the first-floor south façade with a single window.
  - Installation of French doors with full-light leaded glass glazing at the south wall of music room.
  - Replacement of three double-hung windows with transoms at the west wall of the music room with a pair of double-hung windows.
  - Replacement of four double-hung windows with transoms at the west wall of the foyer with two French casement windows with leaded glass glazing.
  - Replacement of the original front door and transom window.
  - Replacement of three double-hung windows with transoms at the west wall of the dining room with a pair of double-hung windows.
- Reconfiguration of the steps, cheek wall, and porch guardrail at the west entry at the first floor.
- Replacement of the wood and stucco plaster columns at the covered porches at the north and south ends of the first floor with brick masonry columns.
- Reconfiguration and replacement of doors at the second floor, including:
  - Installation of a door with full-light leaded glass glazing at the north wall of the northwest bedroom.
  - Installation of a door with full-light leaded glass glazing at the south wall of the master bedroom.
- Removal of all the diagonal painted wood half-timbering “fachwerk” at the second story exterior walls.
- Installation of two windows at the east wall of the second-floor covered porch on the west side of the house.
- Addition of a chimney at the center of the roof.

#### Alterations Made After 1913

- Reconstruction of the upper portion of the three chimneys above the roofline. The exact date of this work is not known, but it occurred sometime between 1937 and 1979.
- Replacement of the brick masonry columns at the covered porches at the north and south ends of the first floor with painted wood columns.

#### Alterations Made During the Restoration and Remodel in 2015-2016

- Full gut and remodel of the daylight basement.
- Remodel of the butler’s pantry, powder room, kitchen, mudroom, and back service stairs on the first-floor level.
- Remodel of the laundry room, hall bathroom, and master bathroom on the second-floor level.
- Remodel of the hallway and game room at the attic level.
- Replacement of severely deteriorated wood windows on the north, east, south, and west facades with new windows. Please refer to the exterior elevations for clarification on the window replacement scope of work.

## SIGNIFICANCE

### *The Development of Capitol Hill's "Millionaire's Row" Neighborhood*

#### James A. Moore Finds "Capitol Hill"

Selim E. Woodworth received Bounty Land Warrant #38,010 from the United States Government in 1856 as partial compensation for serving in the United States Navy during the Mexican War. He received 160 acres of land in King County, but he and his family settled in San Francisco, California and never lived in Washington Territory. Woodworth died in 1871 and his wife remarried, and various other encumbrances on the clear title of the property meant that the tract of land stayed in the Woodworth family until 1900. The attorneys for the Woodworth estate sold the 160-acre parcel to Hugh C. Wallace of Tacoma on July 10, 1900 for \$190,000 (about \$5.8 million in 2019 dollars). Wallace journeyed to Seattle the very same day and sold the parcel to the Moore Investment Company for \$225,000 (about \$6.8 million in 2019 dollars).

James A. Moore was originally from Nova Scotia and arrived in Seattle around 1886-1887. As the son of a wealthy ship owner and builder, Moore had the means to acquire large parcels of undeveloped land in the small city of Seattle. He opened a real estate business, the Moore Investment Company, in 1897. Buoyed by the influx of money and people to Seattle due to the Klondike gold rush, the Moore Investment Company came to be known as the leading real estate firm in Seattle. Moore eventually developed contacts with East Coast financiers and was instrumental in bringing even larger amounts of capital to the city to help develop new neighborhoods filled with business buildings and residences. He also acted as a lender of money to property buyers. Two of his early real estate developments were residential areas in Brooklyn, which later became the University District, and in Renton Hills, south of the future Capitol Hill.

The modern boundaries of the Capitol Hill neighborhood are generally described as East Galer Street and Lake View Cemetery to the north, 23<sup>rd</sup> and 24<sup>th</sup> Avenues to the east, the Pike Street/Pine Street corridor to the south, and Interstate 5 to the west. However, the area that James Moore referred to as Capitol Hill is the district roughly south of East Galer Street, west of Twentieth Avenue East, north of East Roy Street, and east of Eleventh Avenue East. This area of Seattle was completely logged off in the 1880s. Initially known as Broadway Hill, James Moore began referring to the area as Capitol Hill when he began selling lots there in 1901.

#### "Millionaire's Row"

James Moore set aside a large, unplatted portion of the Capitol Hill tract as a residential enclave for himself and other prominent Seattleites. This area is situated along both sides of 14<sup>th</sup> Avenue East and extends roughly from East Roy Street north to East Prospect Street, which was once the last leg of the old wagon road that led to Lake View Cemetery. Under Moore's control this relatively short portion of street quickly became a tony residential address for Seattle's well-heeled and distinguished captains of industry. The list of original residents of this street read like

a “who’s who” of influential early residents of Seattle, including Chester F. White (lumber tycoon), Charles H. Cobb (another lumber tycoon), Thomas Bordeaux (yet another lumber tycoon), Elbridge A. Stuart (founder of the Carnation Evaporated Milk Company), Robert H. Tripple (real estate investor formerly associated with the Moore Investment Company), and of course, James A. Moore himself. It is not known for certain when the moniker “Millionaire’s Row” began to be used in describing this stretch of 14<sup>th</sup> Avenue East, but the name eventually stuck and is commonly used as the name of this exclusive neighborhood within the larger neighborhood of Capitol Hill.

Moore went above and beyond the usual standards of the day when it came to prepare his Capitol Hill residential districts for sale. He paved streets with a layer of asphalt over a concrete foundation, which won accolades from the press and potential property buyers since the paved streets kept the dust down. Moore also installed five-foot-wide concrete sidewalks with nine-foot-wide parking strips, laid six-inch diameter water mains and eight-inch diameter sanitary sewer pipes, and made allowances for the future addition of street lighting and utility poles. The backyards of the lots were separated by alleys, which provided an alternate route for unattractive overhead utility wires. Purportedly at the suggestion of the City Engineer, Moore also constructed planted median strips in the center of 14<sup>th</sup> Avenue East as a deterrent for having a streetcar line running along the street. The improved condition of the new residential district is depicted in an image published in a 1901 issue of *The Argus*, which appears to be a view of the intersection of East Aloha Street and 14<sup>th</sup> Avenue East looking west toward downtown Seattle and Lake Union, with the Olympic mountain range in the far background. When the area was completely logged off, the elevated topography of the district afforded what must have been stunning views in all directions. However, as trees were planted and the landscaping matured, the views became restricted and the street evolved into a verdant passageway to Volunteer Park at the north of Millionaire’s Row.

In addition to the water mains and sanitary sewer lines installed by Moore, other utilities extended their lines to serve the burgeoning developments on Capitol Hill. Illuminating gas manufactured from coal had been available in Seattle since 1873, and some of the early houses on Millionaire’s Row, such as the Bordeaux House, were originally piped for this “city gas.” The private Seattle Gas & Electric Company had generated electricity beginning in 1886, but this supply was used mainly for electric streetcars and apparently little domestic application. A review of contemporary real estate advertisements indicate that some houses in Capitol Hill were wired for electricity as early as 1900-1901, but the domestic use of electricity did not really become more widely popular until October 1905, when the publicly-owned Seattle City Light began providing inexpensive electricity from their new hydroelectric generating plant on the Cedar River. Telephone service was likely the last utilities to be widely adopted in the district, since it is estimated that only one-third of households in Seattle had telephones in 1900.

Building lots along 14<sup>th</sup> Avenue East typically measured about 60 feet wide by 100 feet deep, and many owners purchased two lots on which to build. The 1905 Baist map shows that some of the early purchasers of double lots included James A. Moore, Chester F. White, Charles H. Cobb, Thomas Bordeaux, and Elbridge A. Stuart. The 1912 Baist map reveals that at least two of the properties along 14<sup>th</sup> Avenue East appear to be triple lots, like those of Anson S. Burwell and David Skinner, and Chester F. White's property appears to consist of four lots along 14<sup>th</sup> Avenue East between East Aloha Street and East Ward Street.

Twenty-two structures, including nineteen residences and three large carriage houses, were constructed along 14<sup>th</sup> Avenue East between 1902 and 1914. The earliest houses along 14<sup>th</sup> Avenue East were constructed in 1902, and the last were constructed in 1913 and 1914. Fourteen houses and two carriage houses, over one-half of the structures along Millionaire's Row, had been constructed by the end of 1905. Five more houses and one carriage house were built along the street after 1905 and before the end of 1914, and seven more carriage houses and automobile garages had been constructed by 1917. Both the east and west sides of 14<sup>th</sup> Avenue East were completely built-out by 1920.

### ***Construction of the Bordeaux House and Development of the Property***

#### The Bordeaux House is Constructed, 1903

According to newspaper advertisements, the Moore Investment Company began offering lots for sale on Capitol Hill in early November, 1901. Thomas Bordeaux purchased two lots from the Moore Investment Company prior to November 20, 1901, but Bordeaux did not make plans to improve the property until May 1903, when it was announced that architect William D. Kimball was preparing plans for a "very fine residence" on a "beautiful corner lot" at Fourteenth Avenue and Valley Street. Subsequent development of the property was covered extensively in the local press. *The Washington Standard* newspaper of Olympia noted on June 5, 1903 that "they have a 'Capitol Hill' in Seattle, and Thomas Bordeaux, of this county, is building a residence on it." On July 15, 1903, the *Seattle Daily Bulletin* reported that the three-story residence with concrete basement would measure 56 feet by 40 feet, with the first floor to be clad in brick veneer, and the upper floors clad in plaster on wire lath. The article also stated:

*"The interior will be finished in the most modern and approved style. The first floor will be divided into six rooms, including smoking and family room. On the second will be five chambers and sewing room; the third will have three finished rooms and a large hall. The basement will have laundry, storage, and vegetable rooms, furnace room, etc. The total cost of this improvement will be \$15,000."*

The next day, the *Seattle Daily Times* reported that a building permit had been issued to Thomas Bordeaux to construct a residence at Fourteenth Avenue and Valley Street. City of Seattle building permit number 21562 was issued on July 16, 1903 to build a two-story frame residence measuring 55 feet by 40½ feet, with four chimneys and five fireplaces. William D. Kimball is

listed as the architect, and the builder is identified as H.J. Allan. The *Seattle Daily Bulletin* also announced on July 17, 1903 that the building permit had been issued.

It is not known exactly when construction of the house was completed. Since an extension of the original building permit was not requested, it is reasonable to assume that the house was completed within the 140-day construction period under the building permit, which would have been early December 1903. Landscaping began to be installed not long after construction was completed, and on May 16, 1904, City of Seattle building permit number 27477 was issued to construct approximately 120 linear feet of eighteen-inch-tall stone bulkhead wall along the inside of the property line. Unfortunately, the identity of the wall builder is scrawled so poorly on the card that the name is unintelligible. This granite wall is laid up in a random ashlar pattern and topped with long, rectangular cap stones with rusticated faces. This wall is clearly visible in the foreground of one of the earliest known photographs of the Bordeaux House. This wall is similar in height and appearance to the wall at the west and north property lines of the Charles H. Cobb House (1903; Bebb & Mendel, architects; extant) located immediately to the north of the Bordeaux House.

Due to Thomas Bordeaux's extensive business interests in Shelton, Washington, it appears that the Bordeaux family divided their time between Seattle and Shelton during the early 1900s. Therefore, it is unclear precisely when the entire family moved into the house and made it their primary residence. Thomas Bordeaux was listed as a resident of Shelton, Washington in the 1903 Seattle directory, which is supported by the 1902 Shelton directory, which lists Thomas Bordeaux as a resident of Shelton. There was no listing for him in the 1904 Seattle directory. Thomas Bordeaux's address in the 1905 Seattle directory was given as 806 14<sup>th</sup> Avenue North (now East), the first year that this house is listed as his residence. It is curious that his wife, Sarah Esther Bordeaux (né Webb) was not listed in the 1904 Seattle society "Blue Book," considering Thomas Bordeaux's high-profile stature in the Seattle business circles. In late September, 1907, the family placed an advertisement in the *Seattle Daily Times* seeking an experienced cook for a family of five, which appears to indicate that the entire Bordeaux family may have resided at this address by late 1907. However, the 1907 and 1908 Seattle directories list only Thomas Bordeaux and one of his sons, Chester Ray Bordeaux, as residents at this house. It appears that the 1910 census is the first record of the entire Bordeaux family residing at the house, and the 1912 Seattle directory was the first time that Thomas Bordeaux's wife is also listed at the address.

#### The Detached Garage is Constructed, 1912

Thomas Bordeaux was an early and enthusiastic adopter of the private automobile, and he constructed one of the first detached garages in the neighborhood. Along with James A. Moore, J.D. Day, and his next-door-neighbor Charles Cobb, Bordeaux was a founding member of the Capitol Hill Auto Club of Seattle in January, 1907. A few months later in May, 1907 he received a chauffeur-driven Pierce Great Arrow automobile from the Broadway Auto Company. This car was the first six-cylinder car manufactured by the George N. Pierce Company of Buffalo, New



York, and likely cost somewhere in the neighborhood of \$6,500 to \$7,750 (about \$177,000 to \$211,000 in 2019 dollars). Thomas Bordeaux received City of Seattle building permit 116960 on September 18, 1912 to build a 20 foot by 24 foot one-story, brick veneer garage. Unfortunately, the architect and builder of this \$600 garage (about \$16,000 in 2019 dollars) are not identified on the permit card. Thomas Bordeaux purchased a new 1913 model Alco seven-passenger car in November 1912, so he may have purchased a new car to go into his new garage.

#### The Bordeaux House is Remodeled, 1913

On May 29, 1913, City of Seattle building permit number 123417 was issued to Thomas Bordeaux to build two additions to the existing house, one measuring 2 feet by 19 feet, and the other measuring 16 feet by 16 feet. The work under the permit also included the construction of two fireplaces, changing the stairs, and changing interior partitions. The noted Seattle architecture firm of Bebb & Mendel were the designers of this major remodeling of the house. The \$7,000 cost of the additions and alterations (over \$181,000 in 2019 dollars) was almost half of the original construction cost of the house in 1903. This significant cost indicates extensive remodeling as well as additions. There is also strong evidence that Bebb & Mendel also upgraded the utility systems of the house, including the replacement of the original gas lighting with new electrical service, the installation of a new telephone and intercommunication system, and the addition of a central vacuum cleaning system. A list of known additions and alterations made to the house by Bebb & Mendel is located earlier in this report under Section III.

#### ***Owners of the Bordeaux House***

##### The Bordeaux Family, 1903 – 1935

Thomas Bordeaux was born June 10, 1852 to parents Theophile and Marie Elmiere Bazinette Bordeaux at St. Isadore, Laprairie County, near Montreal, Quebec, Canada. His grandfather, Jerenne Bordeaux, was an early French pioneer settler in Canada who settled in an area of Quebec across the St. Lawrence River from Montreal. Thomas Bordeaux's father was born in 1829 and died in 1911, and his mother was born in 1832 and died about 1860. Thomas was one of four sons born to his parents. Thomas received a basic education in French reading and writing at a log schoolhouse near the family homestead until he was about ten years old, when he began working on the family farm. He worked at the farm and also took odd jobs until he immigrated to the United States sometime between 1869 and 1872.

Soon after Thomas Bordeaux arrived in the United States, he began working in the logging camps around Chippewa Falls, Wisconsin. He worked as a timber faller and buckler in the woods of Wisconsin for two years, picking up some rudimentary English along the way. After hearing tales of gold from fellow French-Canadians who had just returned from California, Thomas decided to pull up stakes and head west to try his luck at prospecting. He journeyed west, prospecting unsuccessfully for gold in Montana, Idaho, and eastern Washington. Thomas

eventually ended up in San Francisco, but once again he found no luck in finding gold, so he spent almost all his remaining savings on a steerage ticket on a boat heading up to Seattle.

By his own recollection many years later, after a passage of ten days he arrived in Seattle in July 1875, almost broke and speaking practically no English. In addition to the stories of gold Thomas heard back in the Wisconsin logging camps, he had also heard tales of the great stands of timber in the Pacific Northwest, far from the forests of Chippewa Falls. As he recalled later, he had “two, good strong arms and could fall or buck a tree with the best of them,” and it appears that he worked in a logging camp above Lake Washington for a period of time, where he would sluice the logs down to the water and tow the log rafts to the sawmills that dotted the shoreline. One of his biographies noted that by 1879 plentiful timber had created a glut in the market and logs could not be sold for sufficient money to cover the wages of loggers. So, Thomas decided to relocate to Walla Walla, Washington, where he earned money cutting cordwood. He also cut logs to be made into crossties for the rails of the Northern Pacific Railway. Thomas returned to a booming Seattle in either 1882 or 1883, where he soon found work as a timber faller in a logging camp on the Snohomish River. In an episode which foreshadows his later success in acquiring and developing property, he reportedly purchased a timbered lot at the corner of Ninth Avenue and Olive Street, cut down all the trees and sold the lumber, which in short order paid for the lot, which he also later sold.

In 1883, Thomas Bordeaux moved from Seattle to the small town of Shelton in Mason County, Washington Territory, where his brother Joseph had settled when he came to the West Coast. The stands of Douglas fir trees in the area at the time were described as three times the height of Great Lakes timber and twice the diameter, just like the stories of trees in the Pacific Northwest that Thomas heard back in Chippewa Falls. Thomas and Joseph Bordeaux first worked at George Perry’s logging camp west of Shelton, on the south side of Goldsborough Creek.

Thomas Bordeaux estimated that by 1885 he had saved about \$1,800 in wages earned over the past five years. That same year he pooled his savings with his brother Joseph and opened his first independent logging operation, going into business as the Bordeaux Brothers Logging Company. They purchased a team of oxen from their old boss George Perry partly on credit, assembled a pantry of corned beef and beans, and established their first logging camp south of Goldsborough Creek. Thomas and his brother worked their timber lands for about five years, with Joe “bullwhacking” the teams of oxen and Thomas keeping the books, selling logs, promoting the business, and purchasing supplies. The Bordeaux brothers reportedly hired any Frenchman who could swing an axe. They also hired a French cook and amateur acrobat named Henry Faubert, who later became brother-in-law to Thomas and Joseph when he married their sister Virginia in 1891. Thomas Bordeaux appeared in the 1887 directory for Shelton, with his occupation given as “logger.” The Bordeaux brothers dammed Goldsborough Creek to create a holding pond for their logs, but once the Satsop Railroad Company reached their timber claim in 1885 they

switched to shipping their logs to Shelton, where they “boomed” or stored them in yards located on tidelands owned by Thomas Bordeaux.

The Bordeaux family set down roots in Mason County when they established their home ranch in 1885 on Scott’s Prairie, northwest of Shelton, where they raised hay for oxen and horses. By 1887, Shelton boasted two hotels, two boarding houses, four saloons, a boot and shoe store, two retail stores, two blacksmith shops, and one newspaper. In 1888, the local newspaper declared that the timber would likely last a dozen more years, but also noted that the supply rapidly diminished with each passing day, as the frenetic logging activity continued. As Thomas became more and more successful throughout the rest of the 1880s, he began to establish social connections among the community in Shelton and take an active interest in the affairs of the city and county. He became a Freemason in Mount Moriah Lodge Number 11 of Shelton, and in 1888 served on the committee that supervised the construction of their second lodge building, a two-story building measuring 24 feet by 60 feet which served as the lodge’s home until 1926. Thomas also later served as secretary of the lodge. And in 1889 he was elected as one of the first trustees of the newly incorporated City of Shelton. Thomas Bordeaux also took time to settle into domestic life when he married Mary Ritner in 1889. Mary and Thomas had two children, Chester Raymond Bordeaux (1890-1959) and Russell Bordeaux (1895-1987).

By 1889, five years after the Bordeaux brothers went into the logging business, Shelton was home to four hotels, two markets, two barbershops, one drug store, one furniture store, a town hall, the county courthouse, and a school building. Demand for timber abated abruptly in early 1889, and log prices fell, causing financial problems for the residents of Shelton. The lack of business forced pioneer logger Mark Draham into default at the bank owned by Alfred H. Anderson. Anderson traded Draham for one-half interest in the Bordeaux Brothers Logging Company to help cover Draham’s debt to the bank. Anderson purchased his interest in the company shortly before the Bordeaux brothers reorganized and incorporated their company as the Mason County Logging Company in 1890. Thomas Bordeaux served as president and manager of the newly-incorporated company, with his brother Joseph as treasurer, Alfred Anderson as secretary, and Fred Stabenfeld as bookkeeper.

Alfred Anderson was born in LaCrosse, Wisconsin in 1856 to Mons Anderson, reportedly the wealthiest man in LaCrosse. His father owned a successful wholesale dry goods and manufacturing business which supplied logging companies with materials and equipment. After crossing the continent via the Northern Pacific Railroad, Anderson arrived in Portland, Oregon in 1883 and took a steamer from there up to Shelton. After becoming good friends and partners with Thomas and Joseph Bordeaux in 1890, Anderson went on to have a profound influence on the fortunes of the Bordeaux family. In addition to his work with the Bordeaux family, Anderson also greatly influenced operations of the lumber business in Washington State. He was inspired by the ability of the Pacific Pine Lumber Company of San Francisco to control lumber prices by purchasing all the products of its members, so in 1890 he created a trade organization called the

Puget Sound Lumbermen's Association. This purpose of this organization was to standardize the measurement methods used by mills to survey the number of logs, and to also set favorable prices by controlling supply and demand for lumber products.

Amidst the financial chaos spawned by the Panic of 1893, Anderson reorganized the failed Shelton Bank into the State Bank of Shelton. Thomas Bordeaux and Anderson, along with logger Sol Simpson, sat on the board of the new bank, and by 1901 Thomas Bordeaux was identified as vice-president of the bank. Anderson also went on to form the Simpson Logging Company with Sol Simpson in 1895. Also, in 1895, Anderson and Simpson reorganized an existing store and merged with another company to form the Lumbermen's Mercantile Company. Simpson served as president, with Anderson and Thomas Bordeaux as vice-presidents. The Lumbermen's Mercantile initially operated out of a two-story, 20,000 square foot store building in downtown Shelton, plus three warehouses near the docks, and by 1903 maintained merchandise worth \$50,000 and did about \$200,000 worth of business annually. In 1912 the company constructed a new, larger building at the corner of Third Street and Railroad Avenue, which housed the offices of the Simpson Logging Company on the second floor.

Despite a brief lull in 1891, the logging industry in Mason County continued to be profitable after the incorporation of the Mason County Logging Company, and by 1892 it was reported that the total lumber production in Mason County consisted of 100,000,000 board feet of timber. However, as the 1890s progressed, it appears that shrewd lumber operators like Anderson and the Bordeaux brothers sought alternative ways to create income from sources other than logging. They may have noted the increasing scarcity of old-growth Douglas fir in the rapidly disappearing forests with alarm and decided to take steps to insulate themselves from potential future losses of revenue. Thomas Bordeaux in particular appears to have diversified his interests beyond logging, purchasing 23 acres of oyster beds in Skookum Bay with a consortium of nine other investors which reads like a "who's who" of Shelton businessmen. Thomas also reportedly invested in other local companies during the 1890s, such as the Shelton Navigation Company, the Pacific Tug Company, and the Anderson Tug Company.

Despite the effects of the Panic of 1893 and more minor collapses of log prices in 1903 and 1904, lumber production in Washington increased dramatically between 1890 and 1905. In 1890, total production in the State of Washington was sixth in the nation behind Indiana, Minnesota, Pennsylvania, Wisconsin, and Michigan, which held first place. By 1900, Washington was fifth in the nation, but by 1904 Washington ranked second in the nation for total lumber production, behind Wisconsin. In 1905, Washington held the top rank nationally, with 557 mills producing a staggering 3,917,163,000 board feet of lumber. Mason County certainly contributed to the continued growth of the lumber industry in Washington, with the *Seattle Post-Intelligencer* reporting in 1898 that the four largest logging companies in the state were located in the county: two of which were owned by Simpson, one by the Bordeaux brothers, and the third by a man named Frank Williamson. These four companies boasted a combined employment of over 750

employees and monthly payrolls of around \$50,000. The downside to this massive production of lumber was the rapid rate at which the timber was being consumed. The *Mason County Journal* noted in 1903 that the forests in the state were being consumed at the rate of about two billion board feet per year.

Sadly, in the midst of the late 1890s lumber boom in Shelton, Thomas Bordeaux's wife, Mary, died of typhoid fever at their home on March 15, 1898. Thomas married Sarah Esther "Essie" Webb on June 27, 1900. Essie Webb was the daughter of Thomas Webb, an early pioneer of Mason County and prominent member of the community. Thomas Webb owned one of the largest farms on the lower Skokomish, Riverside Place, where he raised Holstein cattle. He was also the owner of the Webb Hotel, which was constructed in 1890 and managed by Thomas Bordeaux's brother-in-law, Henry Faubert. Thomas and Essie Bordeaux resided in the family home at the corner of First Street and Franklin Avenue in Shelton. They had one son, Theofield Knox Bordeaux.

By 1901, the Mason County Logging Company operated four logging camps in Mason and Thurston Counties. These four camps employed over 225 men and worked over 15,000 acres of timber lands. Alfred Anderson also founded two more logging towns in the early 1900s: Potlatch, located on the Hood Canal, and Bordeaux, located in the Black Hills area of Thurston County, where the Mason County Logging Company was purchasing more holdings. In 1900, Thomas and his brothers Joseph and Gilbert "Blacky" Bordeaux formed the Mumby Lumber & Shingle Company with Samuel C. Mumby, F.R. Brown, and the Alfred Anderson, with headquarters at Bordeaux. However, during 1901, Thomas Bordeaux was frequently away from Shelton as he travelled to Seattle for business more frequently, often accompanied by his wife. The year 1901 appears to signal a shift for the Bordeaux family away from Shelton and more toward Seattle, and in November of that year Thomas purchased the two lots on Fourteenth Avenue from the Moore Investment Company. The environment in Mason County was also changing at the dawn of the twentieth century. A massive and devastating series of forest fires extending from North Oregon to Kalama, Washington, and north to Everett in 1902 burned 700,000 acres of timber and the cut-over areas of former forest. Log prices sagged again in 1903, and in February, 1904, Thomas Bordeaux transferred his office to Seattle.

Despite the move to Seattle, Thomas Bordeaux continued to maintain extensive interests in Shelton, Mason County, and Thurston County throughout the first decade of the twentieth century. In 1905 the Mason County Logging Company purchased 5,000 acres of timberland in the Black Hills from the Tacoma Mill Company for a then-staggering \$200,000 (almost \$6,000,000 in 2019 dollars), which reflected the growing scarcity of old-growth timber to be logged. After the purchase, company clerk Edgar Bordeaux moved the office desks and company safe from Shelton to Bordeaux in the Black Hills. After the Webb Hotel was destroyed by fire on September 15, 1907, Thomas Bordeaux was reported to be considering the construction of a new brick hotel to replace the Webb. A few months later, Thomas brought architect Charles W.

Saunders of the Seattle architectural firm Saunders & Lawton to Shelton, and it was reported that Saunders had prepared the plans for a new, three-story hotel constructed of concrete and to cost an estimated \$25,000. This new hotel building was constructed, and after its completion in late 1908 it operated as the Hotel Shelton. The decision to use fire-resistant materials in the construction of the building was wise, for the building survived the fire that destroyed most of downtown Shelton on August 27, 1914. Thomas Bordeaux, his brother, Alfred Anderson, and two other prominent citizens of Shelton paid the construction costs for the new hotel. Finally, in 1908, the Mason County Logging Company was reorganized and recapitalized with a \$1,000,000 capital stock issue, with half owned by Alfred Anderson and the other half owned by the Bordeaux brothers.

Unfortunately, among the economic success that the Bordeaux family enjoyed, they once again suffered unimaginable personal tragedy. On January 18, 1906, Theofield Knox Bordeaux, the four-year-old son of Thomas and Essie Bordeaux, drowned in a shallow pond near the Bordeaux home at 806 Fourteenth Avenue. The *Seattle Daily Times* reported that he had been allowed to go to the pond to watch the fishes at about noon, and after he did not return in about an hour, Essie Bordeaux went to go look for him. She found him partially submerged in the water and pulled him out to try and revive him. Two doctors were called to also try and resuscitate him, but sadly he passed away a few hours later. Knox Bordeaux was buried at Lake View cemetery. Less than a month after the tragic death of their son, Thomas and Essie Bordeaux left Seattle and headed to California for a long visit to Essie's extended family.

It appears that between 1905 and 1910 Thomas Bordeaux became more heavily involved in real estate speculation and development in Seattle. In October 1907 it was reported that he had purchased a 78 foot by 119 foot lot at the northwest corner of First Avenue and King Street for \$124,000, with the intention of building a four-story brick masonry building. It is not clear if the planned building was constructed. In September and December 1907, he was reported as being an investor in the Metropolitan Building Company. In September 1909, it was reported that he planned to construct a seven-story, \$100,000 hotel or office building at the southwest corner of Westlake and Olive Street, though it appears that no plans materialized for this site, despite reports to the contrary. Finally, in September 1910 it was reported that he was an investor in a real estate development project on tide land lots located west of Fourth Avenue South and south of Connecticut Street.

Apart from frequent classified advertisements for the First National Bank of Seattle that list Thomas Bordeaux as a director of the bank, press accounts of Thomas Bordeaux's professional activities taper off noticeably after 1910. He continued to manage his various logging ventures remotely from Seattle. By 1913 his office was located on the ninth floor of the Henry Building, which was built in 1910 as the second of three buildings built by the Metropolitan Building Company and collectively referred to as the White-Henry-Stuart Building until it was demolished in 1974. Regular news of his business activities declined noticeably around 1909-

1910, but around the same time he and his wife were mentioned more frequently in the society pages of the newspaper. In addition to his membership in various Masonic orders, Thomas was also a member of the Seattle Chamber of Commerce, the Metropolitan Club, the Commercial Club, the Rainier Club, the Seattle Golf and Country Club, and a member of the Washington Forest Fire Association. Both Thomas and Essie Bordeaux were enthusiastic supporters of charitable and philanthropic causes such as the Red Cross, Seattle Symphony, and the Children's Orthopedic Hospital. Social events at their house during the 1910s and 1920s consisted of a veritable whirlwind of breakfasts, luncheons, teas, bridge parties, dinners, dances, fetes, and fundraisers too numerous to recount here. Thomas and Essie also traveled frequently to visit Essie's relatives in California, friends in Shelton, and their summer house in Bordeaux, Washington, designed by Olympia architect Samuel G. Ward, Jr. and built in 1911. Thomas and Essie also made a grand four-month-long tour of Europe for four months in 1921, sailing from New York on April 28, 1921 and returning in late August. The Bordeaux family continued to enjoy an active social life throughout the rest of the 1920s and into the early 1930s.

It is unknown exactly what effect the stock market crash in 1929 and ensuing Great Depression had on the Bordeaux family's personal fortunes. Thomas appears to have retired at some point during the 1920s. He passed away at the age of 82 at his home at 806 14<sup>th</sup> Avenue on June 13, 1934. His funeral was held at the Scottish Rite Temple on Broadway and he was buried at Lake View Cemetery. His wife, Sarah Esther "Essie" Bordeaux, lived in the house about another year until she moved to 1223 Spring Street in August 1935. She passed away there on January 17, 1949. She left an estate of over \$400,000 (over \$4.3 million in 2019 dollars) to her two sons.

#### The Shaw Family, 1935 – 1961

The second residents of the house were the family of Gordon Terrance Shaw, born in Ottawa, Ontario, Canada on December 4, 1891. He arrived in the United States in 1892, settling first in Superior, Wisconsin before moving to Seattle in 1907. Shaw began his working career around 1908, first as an apprentice at the Seaborn Iron Works. By 1910 he was a stenographer at the Brown-David Publishing Company, and the following year he was an agent for Brown, David & Newman, Inc. Shaw was listed in the 1912 Seattle directory as both a student at the Seattle Business College and a stenographer at the Albers Brothers Milling Company. He continued working as a stenographer and then salesman at that company until 1916, when he appeared in the Spokane, Washington directory as manager of the Albers Brothers Milling Company operations at that city. He was back in Seattle by the next year, and continued to work for the Albers Brothers Milling Company as a grain buyer until he founded his own grain brokerage in 1917. Shaw's grain-trading concern was later known as Gordon T. Shaw, Inc., and eventually had offices in both Seattle and Spokane, grain elevators in Eastern Washington, and a farm-implement business. He was also president of the Seattle Grain Exchange for thirty years.

Gordon Shaw married Fredericka "Freddie" Shaw on June 27, 1919. They had five daughters, all of whom were raised in the house. The Shaw family purchased the Bordeaux House from

Sarah Esther “Essie” Bordeaux in August 1935. Just like the Bordeaux family before them, the Shaws led a very active social life, and Freddie Shaw was frequently hostess of innumerable events at their house. Various members of the family were also frequently mentioned in the society pages of the newspaper. They were devoted Catholics and members of St. Therese Parish. Gordon Shaw was a member of the College Club, Rainier Club, Washington Athletic Club, Broadmoor Golf Club, and was a past-president of the Arctic Club. He reportedly had a contagious sense of humor and fondness of playing dominoes and was also said to have been an excellent storyteller. He was devoted to charitable causes, and was widely known for giving out dozens of turkeys to needy families each Thanksgiving. Gordon and Freddie Shaw purchased a smaller house in the Broadmoor neighborhood and moved out of the 806 Fourteenth Avenue house in 1961. Fredericka “Freddie” Shaw passed away in 1978, and Gordon died in 1985 at the age of ninety-three.

#### The Wieman Family, 1961 – 1999

Francis “Frank” Wieman was born in Spokane, Washington on October 19, 1927. He enlisted in the U.S. Navy in 1946 and served as an electronics technician. While in the Navy he supervised a radio station near the Eniwetok Atoll in the Marshall Islands of the South Pacific Ocean, where he witnessed three atomic bomb tests. He was discharged from the Navy in 1948. He married Eileen Poole in 1952, the same year that he graduated from Gonzaga University with a Bachelor of Science in Electrical Engineering. They moved to Burbank, California after their honeymoon, where Frank worked for Lockheed Aircraft.

In September 1961, Frank and Eileen Wieman purchased the Bordeaux House from the Shaw family. After moving to Seattle in 1960-61, Frank Wieman worked as an engineer for Boeing, retiring from the company in 1990. While at Boeing, he invented a high power frequency multiplier device and received United States patent number 3,348,125 for his invention in 1967. Frank was an avid sports fan and also enjoyed a wide range of hobbies, including carpentry, conserving and repairing antiques, designing and fabricating stained glass, and making homemade wine. The Wiemans sold the house in 1999. Eileen passed away in 1984, and Frank Wieman died in 2014. They had three children.

#### Subsequent Owners, 1999 – Present

The Bordeaux House was owned by Narendra K. and Machel A. Varma from 1999 to 2004. Harvey and Lisa N. Motulsky owned the house from 2004 to 2014. Scott and Katie Renschler purchased the house in 2014, lovingly renovating and restoring it in 2015.



### *The Original Architect, William D. Kimball*

William Donaldson Kimball was born on December 5, 1851, the first of Julius Henry and Camilla Almeria (née Donaldson) Kimball's six children. By then Julius was one of Kenosha, Wisconsin's civic leaders, having worked with his father George to clear and plat the 80 acres claimed in 1836, now part of Kenosha's downtown. Julius built numerous buildings during William's youth – the Kimball Opera House in 1857, grain elevators in 1861 – while establishing several banks. At the age of 15 William Kimball entered Racine College, an Episcopal preparatory school founded in 1852. Kimball remained in the grammar school at Racine College for three years, and on April 21, 1869 “reported for duty” at the Virginia Military Academy (VMI) in Lexington, Virginia.

Established along the lines of the United States Military Academy (USMA), VMI was first and foremost a school of engineering. Following the French *École Polytechnique*, both VMI and the USMA emphasized a mathematical and theoretical approach to engineering education, a stark contrast to ‘hands on’ apprenticeship training then common in America. In addition to mathematics, English, Latin, and French, Kimball's first classes at VMI included descriptive geometry every day and drawing three afternoons a week: where descriptive geometry provided mathematical principles for engineering drawing, Kimball's afternoon classes included drawing the human figure, the study of shades and shadows, linear perspective, and topography, all in a variety of media. Although Kimball remained at VMI less than three years and never advanced far enough to take courses in engineering or architecture, the drawing skills he developed and his immersion in the school's engineering culture were to remain with him throughout his career.

By 1872, Kimball was already calling himself an “architect,” a common practice of the era following a few years of study or apprenticeship. After a short time living in Milwaukee he moved to Indianapolis to become a draftsman with Hodgeson and Brown, architects. By the time Kimball joined the firm, Isaac Hodgeson (1826-1909) was already well known for the design of eight county courthouses in Indiana: among other projects, Kimball worked on a courthouse and commercial building for Indianapolis, putting his rendering skills to good use. After several years in Indianapolis Kimball moved to Baltimore where he took a position with the Baltimore & Ohio Railroad, probably obtained through one of his mother's relatives who were prominent in the city, before returning to Wisconsin where the 1880 United States Census recorded him working as an architect and living at home in Kenosha.

Shortly after Kimball's June 30, 1881 marriage to Jean Lansing Ashley the couple moved to Minneapolis where the 1882 and 1883 city directories listed him in partnership with Henry Neill Wilson (1853-1926), now better remembered for his later work in Massachusetts. Wilson & Kimball appear to have designed only a handful of buildings, most notably the Skiles & Lindley Block, a four story masonry office and store building in downtown Minneapolis that Kimball rendered for publication in the national magazine *American Architect and Building News*. By

late 1883 Kimball was practicing on his own, designing mostly single family residences and rowhouses with an occasional warehouse or office building, but also participating in competitions like that in 1888 for a new courthouse and city hall, won by Long & Kees. While in his designs Kimball adopted a few conventions of the increasingly popular Richardson Romanesque style, his work was largely Victorian eclectic, with a profusion of towers, dormers, gables, and details, as seen in his rendering for the 1884 Gates Rowhouses, also published in the *American Architect and Building News*.

Although economists view the recession of 1887-88 as slight, the slowdown in building and arrival of his second child Ashley Baldwin in 1888 were enough to compel Kimball to take a draughtsman's position at Herzog Manufacturing Co., a bridge builder. While he participated in competitions and completed a few residences in the late 1880s, lack of work persisted, a condition that, combined with the death of their son Ashley in January 1891, prompted William and Jean Kimball to leave Minneapolis for their home state of Wisconsin.

Kimball's decade of practice in Milwaukee, Wisconsin was busy, seeing him complete nearly two dozen residences, most of which remain in use, along with office buildings and several churches. Among his first buildings was the 1891 Guild Hall and Cathedral Institute for All Saints' Episcopal Cathedral (E. Townsend Mix, 1868), a two-and-one-half story Gothic revival structure that while symmetrical exhibits Kimball's continuing exploration of picturesque motifs. His Goldsmith building of the following year shows comparable compositional vitality, now in a large, nine-story office block that assembled a variety of forms and details characteristic of contemporary work in nearby Chicago.

Kimball's residential work in Milwaukee exhibited a competent, mature hand, facile in numerous popular styles. While many of the homes he designed were modest, similar to those found in any prosperous American city of the era, others like the 1895 Barth Residence were more substantial. With its Germanesque stepped gables and ornamentation, the home's style probably reflects the desires of client John Barth, who with his brother Frank was a liquor merchant with trade extending over four states. Kimball's Sawyer house of the same year is equally grand but stylistically quite different. Designed for Civil War veteran and successful grain merchant Major James Sawyer, the symmetrical neoclassical / colonial revival clapboard residence boasts a two-story columned portico with pediment along with other colonial details. As it had in Minneapolis, Kimball's practice also included rowhouse design. While his 1897 brick and stone rowhouses for Edward Wall reveal Kimball's continuing eclectic sensibilities, the overall composition was now more restrained. And while picturesque, Kimball's 1898 Union Church in Berlin, Wisconsin is an equally assured composition, balanced and serene yet with a variety of roof forms and detail.

On February 23, 1901 *The Improvement Bulletin* announced that "W.D. Kimball, formerly of Minneapolis and for ten years practicing in Milwaukee, has decided to chase the star of empire

as far west as Seattle and will open an office there at once.” The *Seattle Star* welcomed Kimball’s arrival, noting “the building progress of Seattle is bringing a large number of prominent architects from all over the country.” It is not known why the 50 year old Kimball left Wisconsin or what drew him west: perhaps it was Seattle’s explosive growth spurred in part by the Klondike Gold Rush; perhaps it was a mid-life crisis; or perhaps it was increased wealth from the delayed settlement of his late grandfather’s estate, which owned Kenosha’s gas works (in which William Kimball was an officer) and extensive real estate.

William and Jean Kimball were quickly accepted into Seattle’s business and social circles. William joined the local American Institute of Architects chapter and in 1902 was elected second vice-president while Jean, active in Daughters of the American Revolution, entertained regularly at the Kimball home. Among Kimball’s first buildings in Seattle were three for the newly established Independent Telephone Company, in which Kimball was also vice-president. Announced in July 1901, the company’s headquarters and main switchboard were housed in a now demolished two-story fireproof station at the corner of Fourth Avenue and Seneca Street, reportedly Seattle’s second steel-framed structure. This was followed in early 1902 by two substations, also now demolished, one on the corner of First Avenue and Mercer Street, the other on Columbia Street at Twentieth Avenue. Together, the three buildings and their equipment gave Seattle one of the most advanced telephone systems on the West Coast.

The year 1902 was busy for Kimball, seeing him design, in addition to the phone company buildings, four residences, an addition to the University Club, a three-story block of flats, and a large concrete and brick warehouse for Seattle Smelting. Kimball’s fanciful addition for the University Club at Boren and Madison (existing), which doubled the size of the club’s quarters, recalled his previous work in the Midwest but was perhaps a bit too elaborate for Seattle’s elite: when constructed the tall corner tower was omitted and detailing was revised to better blend with the original 1889 Queen Anne-style Stacy mansion. As it had in Milwaukee, Kimball’s residential work displayed the ability to work in a variety of styles. For Etta Kelly he designed a \$5,500 colonial-style residence in Denny-Blaine Park while for Thomas Shephard, partner in Burke, Shephard & McGilvra he designed a “cottage” near Lake Washington. In the summer of 1902 Kimball began design on the first of three residences he was to see built on Fourteenth Avenue East, the Fred Rowell residence (925 Fourteenth Ave. E., existing). A prominent attorney and early buyer on Moore’s “Millionaire’s Row,” Rowell “spared no expense to have his future home thoroughly built and modern in every particular.” Where Rowell’s house was shingled with a long arcaded porch on the side, developer James Moore’s brick house one block to the south was much more substantial in appearance. Also designed in the summer of 1902 and originally planned to be clad entirely in sandstone, Moore’s \$18,000 house at 811 Fourteenth Avenue (existing, City of Seattle Landmark) received its building permit on April 2, 1903, the same day as Rowell’s house.

With construction of several large and detailed structures underway, Kimball's new design work slowed in 1903. In late spring the *Seattle Times* announced he was "preparing plans for a very fine residence" at the corner of Fourteenth Avenue and Valley Street for Thomas Bordeaux. Construction on the \$15,000 house began in early summer, just as Kimball submitted his competition entry for the new Carnegie-funded Seattle Public Library downtown and began work on a three-story addition to the Cataract Building in Pioneer Square. Kimball's addition produced an architecturally well-integrated whole but could not withstand the 1949 earthquake; reduced again to two stories the structure, now known as the Furuya Building (Second Ave. S. and S. Main Street, existing) was rehabilitated in 2009-2010 when Kimball's addition was rebuilt.

The following years remained slow for Kimball even as Seattle continued to grow rapidly. September 1903 saw announcement of a three-story hotel for the Renton Clay Works on James Street between Fourth and Fifth Avenues, followed by a year of silence until permits were issued for two homes designed by Kimball for Judge C.H. Hanford and Silas C. Rull, both announced in September 1904. Only two projects from Kimball's office have been located for 1905: a speculative design for a seven-story building on two blocks bounded by Yesler, Jefferson, Third and Fourth prepared for the Chamber of Commerce and an elaborate Old Peoples' Home for an unspecified site "which certain wealthy residents expect to erect here soon." In 1906 Kimball designed a four-story family hotel for Claude Ramsay at northeast corner of Ninth and Madison, followed in early 1907 by another speculative project at Fourth and Yesler, a three story branch library. That August Kimball announced the largest building of his career, an eighteen-story skyscraper for Puget Sound Realty Associates. Proposed for the corner of Marion Street and Third Avenue, the \$800,000 steel-framed structure was to be clad in brick with neoclassical terra cotta ornament. It was never built.

William Donaldson Kimball died suddenly from heart disease on December 30, 1907. He was fifty-six years old, well-connected in Seattle's business community, and arguably still in the prime of his career. His last years, however, had been difficult and lacking in work. As Seattle grew and matured its architectural profession was changing and the first decades of the twentieth century found an increasing number of university-educated and academically oriented architects among its ranks. In contrast, Kimball might be called a nineteenth-century architect, educated but not in architecture and versed in styles that had passed from fashion. Despite this, Kimball's last building for Puget Sound Realty showed him adapting. Had he lived; Kimball might today be remembered in Seattle for more than the fine houses he designed on Millionaire's Row.

### ***The Architects of the 1913 Additions and Alterations, Bebb & Mendel***

The noted Seattle architectural firm of Bebb & Mendel were the architects of the 1913 additions and alterations to the Bordeaux House. Charles Herbert Bebb and St. Louis (Louis) Leonard Mendel founded the firm of Bebb & Mendel, Architects between 1898 and 1901, and they worked in partnership until the dissolution of their firm in late 1913.

Charles Herbert Bebb was born in England in 1862 and received his education at King's College in London, the University of Lausanne in Switzerland, and at the Royal School of Mines in London. Trained as a civil engineer, Bebb worked on a railroad construction project in South Africa between 1877 and 1882, and thereafter immigrated to the United States. He relocated to Chicago in 1886, first working as a construction engineer for the Illinois Terra Cotta Company, where he developed fireproofing technology for commercial buildings. His firm was awarded the contract to supply fireproofing for the Auditorium Building in Chicago, designed by the famous architectural firm of Dankmar Adler and Louis Henri Sullivan. Adler & Sullivan hired Bebb as their chief superintending architect close to the conclusion of the Auditorium Building project, and sent him to Seattle in late September 1890 to superintend the construction of the Seattle Opera House, a project which was never completed. After the Seattle Opera House project collapsed due to financial difficulties, Bebb briefly returned to Chicago before returning to Seattle permanently in 1893. He worked as an architectural engineer for the Denny Clay Company between 1893 and 1898, and then opened his own architectural practice in 1898.

St. Louis (Louis) Leonard Mendel was born in Germany in 1867 and immigrated to the United States in 1882. Upon his arrival in the United States, he settled in Cleveland, Ohio, working first for the architectural firm of Lehman & Schmidt, and then with the Schweinfurth Brothers. Mendel journeyed west in 1886 and worked in San Diego, California for about two years. He arrived in Seattle around 1889 and worked in the firm of Hetherington, Clements and Company, Architects. In 1890, Mendel formed a partnership with Morris W. Gleichman and Samuel W. Lane and practiced as Gleichman, Lane & Mendel. Mendel relocated to Tacoma around 1891 and formed the firm of Roath & Mendel and later did business as Robertson & Mendel. Mendel worked on a variety of projects during this period, including public, business, and school buildings in Seattle, Tacoma, Port Townsend, Sehome (now Bellingham), and Yakima. Attempting to escape the lingering effects of the Panic of 1893, Mendel relocated to Los Angeles, California, where he formed the firm of Wilson & Mendel with Clayton D. Wilson. While in Los Angeles he also designed a variety of business buildings and houses under the firm name McCarthy & Mendel. He moved to Seattle about 1898-1899, where he reportedly found employment as a draftsman in the office of Charles H. Bebb.

As mentioned previously, there is conflicting information about when Charles H. Bebb and Louis L. Mendel founded the firm of Bebb & Mendel, Architects. Bebb was listed in a directory of architects in numerous issues of the *Seattle Post-Intelligencer* during 1899, with his office in Room 109 of the Washington Block. Louis Leonard Mendel did not appear in the Seattle directory until 1900, and directory listings show Bebb and Mendel working together in Rooms 109-110 of the Washington Building that same year. The first listing for the partnership occurred in 1901. Two published sources from 1909 and 1914 indicate that they formed a business partnership and founded the firm of Bebb & Mendel, Architects in 1898. However, other sources state that their partnership was formed in February 1901. Regardless of the precise date of their

founding, Bebb & Mendel went on to become one of the most prolific architecture firms in Seattle during the first decade and one-half of the twentieth century, designing a dizzying array of buildings, including tall office buildings, hotels, apartment buildings, and some of the largest and most luxurious residences to be found in the city.

Bebb & Mendel designed buildings of all types, but this report focuses on their designs for single-family residences and how those designs relate to the additions and alterations they made to the Bordeaux House in 1913. Due to the large volume of residential work designed by Bebb & Mendel, we have not attempted to produce an exhaustive, comprehensive list of all the residential projects designed by the firm, but have instead selected representative examples of the firm's work that are stylistically akin to their work at the Bordeaux House.

Bebb & Mendel designed houses in the several different architectural styles that were in vogue in Seattle during the first fifteen years of the twentieth century, but their Swiss Chalet, Tudor Revival, and Elizabethan house designs proved to be particularly popular among their wealthy residential clients. In general, these houses typically featured square or rectangular plans, a first floor clad with stone or brick masonry, upper floors clad in half-timbered construction of stucco plaster and hewed beams, a decorative wood frieze band above the second floor level, gable ends with half-timbered construction, and tall wood barge boards at the gable roof rakes. Examples of houses designed by Bebb & Mendel in these styles include:

- Margaret Lenore Denny House, 1220 Boren Avenue, Seattle (1901; demolished)
- Charles H. Cobb House, 1409 East Aloha Street, Seattle (1903; extant)
- Fred S. Stimson House, 405 West Highland Drive, Seattle (1903; extant)
- Charles E. Peabody House, 1140 Harvard Avenue East, Seattle (1905; demolished)
- Orion O. Denny House, 1204 Boren Avenue, Seattle (1905; demolished)
- Ferdinand Schmitz Summer Cottage, Alki Point, West Seattle (1905; demolished)
- Charles H. Black House, 613 West Lee Street, Seattle (1906; extant; City of Seattle landmark)
- John A. Campbell House, 618 36<sup>th</sup> Avenue East, Seattle (1908; extant)
- Louis R. Plachner House, 1124 22<sup>nd</sup> Avenue East, Seattle (1911; extant)
- Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14<sup>th</sup> Avenue East, Seattle (1913; extant)

These ten houses represent an arc of Bebb & Mendel's residential design work between the founding of their firm and the dissolution of their partnership in late 1913. The additions and alterations they made to the Bordeaux House in May 1913 modified architect William D. Kimbell's amalgam of the Late Victorian Stick and Swiss Chalet styles and brought the house into line with their other work in the Tudor Revival and Elizabethan styles. One of the most noticeable ways that Bebb & Mendel modified the Bordeaux House was their removal of all the diagonal half-timbers at the second floor of the house. The removal of these diagonal wood members erased some elements of the original 1903 design that had become dated and outmoded

a decade later, and helped tie the Bordeaux House to Bebb & Mendel's other Tudor Revival and Elizabethan residential designs, including their 1903 house for Charles H. Cobb immediately to the north, which does not exhibit diagonal half-timbering. Their other alterations, such as changing windows on the west and south facades, installing leaded-glass casement windows and French doors, and creating a dramatic, carved wood grand staircase in the formal entry all helped to modernize the appearance of the house and bring it more into the Edwardian era.

Unfortunately, other than the brief descriptions of the work that were indicated on the building permit and published in the *Seattle Daily Bulletin*, no other records of Bebb & Mendel's work on the Bordeaux House exist. The additions and alterations were not covered in the local newspapers, and the plans filed with the building permit were destroyed about one year after the permit application, which was standard practice at the time. Any plans of the house that may have been given to the owners have also been lost, and no record of the project exists in the records of the firm held at local archives. Drawings of the firm's work are somewhat difficult to obtain, particularly since the firm's office was destroyed by a catastrophic fire at the Times Building in February 1913. Bebb & Mendel suffered over \$60,000 (about \$1.5 million in 2019 dollars) in losses, including a \$2,000 library, though those losses were covered by insurance. Plans for an estimated \$800,000 (about \$21 million in 2019 dollars) in building work were also lost. First-hand accounts of the effect this loss had on the Bebb & Mendel partnership have not been discovered, but one can imagine that the aftermath of the fire placed a great deal of stress on the partners. Bebb & Mendel dissolved their partnership in December 1913.

After dissolution of their partnership, Louis L. Mendel opened an office in the Oriental Building, and Charles H. Bebb formed the partnership of Bebb & Gould with architect Carl F. Gould, Sr. in 1914. Mendel continued practicing architecture both independently and in partnership with other architects, including forming the partnership of Mendel & James in 1921 with architect Harry H. James. Later he was in partnership as Mendel & Buchinger, Architects between 1924 and 1928, and he retired in 1932 during the depths of the Great Depression. He managed the Pine Crest Apartments in Seattle after his retirement, a position which he held until his death in 1940. The firm of Bebb & Gould went on to have a lengthy partnership designing some of the most prominent buildings in Seattle of the 1920s and 1930s. Gould died in 1939, and the partnership dissolved. Bebb was briefly in partnership with John Paul Jones as Bebb & Jones between 1940 and 1942, and then as partner in the firm of Sylliaasen, Bebb, Jones and Bouillion, Architects until his death in 1942.

### ***The Builder of the Original 1903 House and the 1913 Alterations, Harvey J. Allan***

Harvey J. Allan is identified as the builder on the 1903 building permit for the Bordeaux House, and he is also listed as the builder on the 1913 permit when the house was altered. Harvey J. Allan (whose last name was sometimes alternately spelled as 'Allen') was active as a builder in Seattle from about 1899 until he retired around 1930.

Harvey J. Allan was born on January 28, 1865, in River John, Nova Scotia, Canada. He immigrated to the United States in either 1883 or 1884 and eventually settled in Chippewa Falls, Wisconsin. By 1887 he was employed as a carpenter at the Chippewa Falls Manufacturing Company and resided at a boarding house. He married his wife Annie on February 9, 1889, and they resided in Chippewa Falls until 1895.

According to newspaper accounts, by 1895 Allan was working for his brother, Harding “Hardy” F. Allan. Harding Allan (whose last name was also sometimes alternately spelled as ‘Allen’) was born in 1858 in River John, Nova Scotia, Canada, and immigrated to the United States in either 1880 or 1882. By 1882 he was employed at the Chippewa Falls Manufacturing Company. In 1887 he was listed as a contractor and builder in the local directory, and by 1891 Harding Allan was advertising himself as both an architect and builder. Two of Harding Allan’s known early building projects include a lumber company office building in Hayward, Wisconsin (1889) and a Methodist church in Chippewa Falls (1892). He appears to have successfully weathered the nationwide financial panic of 1893, since he purchased a commercial store building in Chippewa Falls in August, 1893 for \$10,000 (a sum of over \$285,000 in 2019 dollars). Late the following year, Harding Allan secured contracts to construct a \$20,000 high school building in Fond du Lac, Wisconsin and to design and construct a memorial chapel and sarcophagus for a Catholic diocese in Chippewa Falls.

When the school building in Fond du Lac was completed in January, 1895, Harvey J. Allen returned to Chippewa Falls at the same time his brother, Harding, also returned from the construction project at Fond du Lac. Harding Allan’s work on the high school building in Fond du Lac was highly praised, with the newspaper taking note that his team of specialists, including six carpenters and fifteen masons, along with about 175 other local laborers, took about fifteen weeks to complete the building, which was one month earlier than the contract allowed. Harvey J. Allan was likely one of the six carpenters, though his exact role in constructing this project is unknown. Later that same year, Harding Allan secured contracts to construct large additions to a storage building in Bloomer, Wisconsin and to a wholesale grocery warehouse in Chippewa Falls.

It is not known if Harvey J. Allan continued to work for his brother on his new Wisconsin projects during the rest of 1895. Harvey J. Allan relocated to Seattle in 1896, though he did not appear in the directory until 1899, when he was listed as a carpenter residing at 1306 Fountain. By the next year he was listed in the directory as a contractor and builder, residing at the same address. One of Harvey J. Allan’s first building projects in Seattle appears to be the McGilvra School in the Madison Park neighborhood, which started in July, 1899. This wood, two-room school building, designed by architect W.E. Boone, was closed in 1913 and demolished in 1915. In 1902, he built the Ross School at 3<sup>rd</sup> Avenue NW and NW 43<sup>rd</sup> Street, which was designed by the architects Josenhans & Allan and demolished in 1941. Interestingly, Harvey J. Allan’s



brother, Harding F. Allen, also relocated from Chippewa Falls, Wisconsin to Seattle in 1902. According to a newspaper advertisement, Harding J. Allan purchased a two-story house from the Moore Investment Company in August 1902. Directory entries indicate that this house was located at 1421 East Valley Street.

Harvey J. Allan's earliest known residential construction work in Seattle includes three houses designed by architect Frederick A. Sexton for Mrs. J.F. Mitchell, built at 425, 429, and 431 Queen Anne Avenue in 1900, which have all been demolished. He built his own one and one-half-story frame residence on Capitol Hill at 1420 East John Street in January, 1902 for \$2,500, which has also been demolished. The building permit for the \$15,000, two-story Bordeaux House was issued on July 16, 1903. Harvey J. Allan went on to construct a \$3,000, two-story frame residence at 913 16<sup>th</sup> Avenue East in March, 1905, which is still extant, followed by a \$4,000, two-story frame house for Mrs. J.W. Trotter at 533 15<sup>th</sup> Avenue East, which is no longer extant. Following his residential construction work in the first few years of the twentieth century, in 1907 Harvey J. Allan was hired by the Washington Shoe Manufacturing Company to construct a five-story reinforced concrete and mill construction factory building at the southeast corner of 7<sup>th</sup> Avenue South and South Snoqualmie Street. Designed by architect Andrew McBean, the \$38,000 building measured 50 feet by 150 feet, and is still extant. Based on a comparison of the existing building with the rendering featured in the *Seattle Sunday Times*, it appears that the building was designed to be expanded, since the existing building is about one-third the size of the building depicted in the rendering. In 1909, Allan constructed an \$11,000, one-story reinforced concrete automobile garage building for R.D. Merrill at the northeast corner of Boylston Avenue East and East Aloha Street. Curiously, this building was to have also contained "living rooms" in addition to the garage, which may have been the chauffeur quarters. It is unclear if this structure is still extant. At about the same time as the garage, Allan also constructed a large, two-story house for R.D. Merrill at 919 Harvard Avenue East, which was designed by architect Charles A. Platt of New York, in association with Seattle architect Carl F. Gould. This house is still extant.

Little is currently known about Harvey J. Allan's building activities between 1909 and 1917. In 1917, he constructed a two-story garage and maintenance building at 117 Yale Avenue North, designed by architect Edwin J. Ivey for the Pacific Telephone and Telegraph Company. This building was remodeled and expanded in 1927 but is still extant. In February, 1919, architects Bebb and Gould awarded him the construction of a \$20,000, two-story brick residence for H.J. Fetter at 1051 East Galer Street. Allan also constructed a variety of projects for the Whiton Hardware Company in 1919, including altering and expanding a balcony at 110 1<sup>st</sup> Avenue South, constructing a first floor and basement for a proposed seven-story masonry building at Atlantic Street and First Avenue South, and repairing \$35,000 worth of fire damage to their building at 110 1<sup>st</sup> Avenue South.

An article in the September 2, 1921 issue of *Pacific Builder and Engineer* stated that Harvey J. Allan was awarded a contract to construct new tail races and weirs for a generator and exciter at the Cedar Falls Power Plant operated by the Seattle City Light. The next year, Harvey J. Allen was hired to perform \$1,500 worth of alterations and repairs to a property at 141 39<sup>th</sup> Avenue East. Nothing is currently known about his projects after 1922, and according to directory entries, Allan appears to have retired by about 1930. The *Seattle Daily Times* reported on May 4, 1931 that Harvey J. Allan and his wife were held up at gunpoint in their home by two masked thugs and robbed of \$110 and a razor. No further mention is made of Harvey J. Allan or his wife until his death on March 5, 1937 from a stroke. He passed away in the house at 1420 East John Street which he had built for himself thirty-five years earlier.

### ***The Eclectic Tudor Revival and Queen Anne Architectural Style***

Architect William D. Kimball's original 1903 design of the Bordeaux House does not fit neatly into one easily defined style. The generally symmetrical configuration of the first and second floors, the symmetry of the covered porches at the north and south ends of the house, and the configuration of the hipped roof and dormers is strongly reminiscent of classical symmetrical planning. Looking at the west façade of the house, if one imagines both the projecting bay at the northwest corner and the turret at the southwest corner removed, the west façade of the house would appear almost perfectly symmetrical. The wraparound porch at the northeast corner of the first story notwithstanding, Kimball's Renaissance Revival-style design for the 1903 James A. Moore House across the street from the Bordeaux House provides a contemporary example of a house whose primary massing and façade design is symmetrical about a central axis. This treatment is common in Kimball's work, and characteristic of the architectural lessons taught at the United States Military Academy (USMA) and the Virginia Military Institute (VMI).

However, the composition and cladding of each of the facades of the Bordeaux House is more strongly reminiscent of the Tudor Revival rather than classicism. The origins of the Tudor Revival style go back to the reigns of the Tudor monarchs in England between about 1485 and 1560, and as time went on elements of Tudor buildings made their way into vernacular domestic architecture in Great Britain. The Tudor Revival style began to emerge in England around the mid-1850s, and these buildings frequently adopted some of the more modest aspects of medieval Tudor houses and rural cottages, such as steeply-pitched roofs, half-timbering, tall, narrow windows with multiple lights, tall chimneys, overhanging upper floors, and dormer windows. Some examples went even further and featured thatched roofs.

Tudor Revival houses built in the United States during the late nineteenth and early twentieth centuries often featured a first story of brick or stone masonry; steeply pitched roofs; tall, narrow windows, often in multiple groups and often with multiple lights in each window; large chimneys, often with decorative brickwork or chimney pots; and deep vergeboards at the gable roof rakes. A second story clad in decorative wood and stucco plaster half-timbering appears in

about one-third of Tudor Revival examples in the United States. Half-timbering had its origins in Medieval Europe and is frequently associated with buildings in Germany, France, and England. The English tradition of half-timbering was generally simpler than the traditional German “fachwerk” half-timbering, and typically consisted of vertical, horizontal, and diagonal members, though some early English examples feature purely vertical and horizontal half-timbering with no diagonals. By the late 1800s and early 1900s in the United States it had developed into a purely decorative façade treatment. The half-timbering at the second floor of the Bordeaux House is an example of a decorative half-timbering of painted wood false timbering applied directly to the sheathing of the wood frame and then infilled with stucco plaster on wire lath.

Some representative examples of Tudor Revival houses in Seattle include the Stimson-Green Mansion at 1204 Minor Avenue (1901; Kirtland Cutter; extant), the Charles H. Black House, 613 West Lee Street (1906; Bebb & Mendel; extant), the John A. Campbell House, 618 36<sup>th</sup> Avenue East (1908; Bebb & Mendel; extant), the Bloch House at 1439 East Prospect Street (1908; Arthur L. Loveless and Clayton D. Wilson; extant), the Louis R. Plachner House, 1124 22<sup>nd</sup> Avenue East (1911; Bebb & Mendel; extant), the O.W. Fisher House at 1039 Belmont Place (1913; Beezer Brothers; extant), the O.D. Fisher House at 1047 Belmont Place (1909; Beezer Brothers; extant) and the Samuel S. Loeb House (now the Shafer Baillie Mansion), 907 14<sup>th</sup> Avenue East (1913; Bebb & Mendel; extant).

To further complicate classifying the architectural style of the Bordeaux House, there is the issue of the turret at the southwest corner of the house. Turrets are features more commonly associated with Queen Anne architecture. There are some examples of Queen Anne-style houses that have half-timbering at their upper stories, but other than the turret the Bordeaux House does not have any of the other features commonly associated with the Queen Anne style of architecture. In the case of the Bordeaux House, the turret, with its decorative leaded glass porthole windows and exuberant “candle-snuffer” roof, helps to visually articulate the transition from the south façade to the west façade provides a visual foil to the projecting bay at the northwest corner of the house. The turret is also incidentally located on axis with the steps and walkway at the southwest corner of the property that serve as the main public entrance to the house, which no doubt afforded the occupants of the house an excellent vantage point to observe visitors, the neighborhood, and the landscape beyond. Some examples of Queen Anne houses in Seattle with turrets include the Stimson-Rogers House at 128 Aloha Street (1888; demolished), the Herren House at 1603 45<sup>th</sup> Avenue SW (1891; extant), the Patrick J. Sullivan House (1898; Josenhans & Allan; demolition imminent), and the Gessner/Dr. Corson House at 6420 Carleton Avenue (1902; extant).

In summary, architect William D. Kimball’s eclectic blend of Tudor Revival and Queen Anne architecture of the Bordeaux House resulted in a house that appeared to be simultaneously in both the 19<sup>th</sup> and 20<sup>th</sup> centuries. Bebb & Mendel’s additions and alterations further refined the Tudor Revival aspects of the house, while allowing the eccentric Queen Anne turret to remain.

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Wisconsin Historical Society Architecture and History Inventory for 2705 N. Shepard Ave. <https://www.wisconsinhistory.org/Records/Property/HI41946> Nomination for Prospect Hill Historic District, National Register of Historic Places (2005): section 7, p. 4.

Woo, Eugenia, blog post, “Evolution of a Building in Pioneer Square,” at <https://main2seattle.wordpress.com/2010/01/08/hello-blogsphere-2/>

**The features of the Landmark to be preserved include:** *the site (excluding the garage), the exterior of the house, the entry foyer, and the main stairway up to the second floor with its railings and balustrade.*

Issued: January 14, 2021



Sarah Sodt  
City Historic Preservation Officer

Cc: Scott and Katie Renschler  
Adam Alsobrook; Sound Historical Resources, LLC  
Jordan Kiel, Chair, LPB  
Nathan Torgelson, SDCI  
Katrina Nygaard, SDCI  
Ken Mar, SDCI



**Bordeaux House, 806 14<sup>th</sup> Avenue E, 2020**



**Bordeaux House, 806 14<sup>th</sup> Avenue E, 1905**

# Landmark Designation

HISTORIC PRESERVATION

SEATTLE  
CITY HALL

July 14, 2021

Department of Neighborhoods



City of Seattle **131**

# Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance ([SMC 25.12.350](#)):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or

# Designation Standards, cont.

- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

# Bordeaux House

806 14<sup>th</sup> Avenue E

**Designation:** January 6, 2021

**Standard:** D and E

**Controlled features:**

- the site
- the house exterior
- a portion of the interior

**Date Built:** 1903, altered 1913

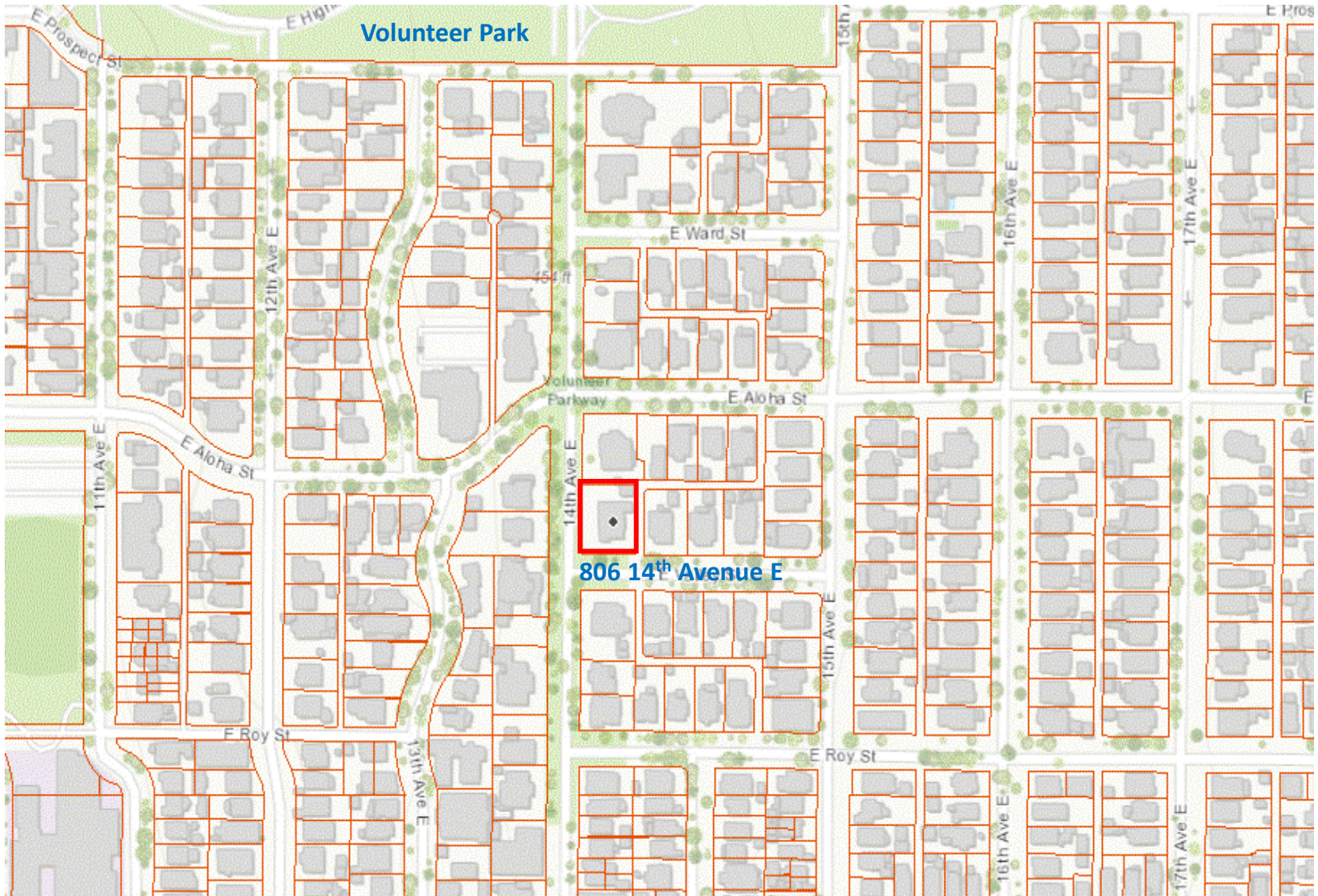
**Architect:** William D. Kimball (1903);  
Bebb & Mendel (1913)



Contemporary photo, 2020



Historic photo, 1905





Legislation Text

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**File #:** Inf 1832, **Version:** 1

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Seattle Department of Construction and Inspections (SDCI) Quarterly Permitting Report





# SDCI 2021 Q2 Permitting Report

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Land Use and Neighborhoods Committee  
June 23, 2021

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle

## Our Values

- Equity---We lead with race, and look at permitting through the Race and Social Justice lens
- Respect
- Quality
- Integrity
- Service

# WHAT WE DO

---

- Permits: Review, Issuance & Inspections
  - Master Use Permits (Land Use)
  - Construction
  - Trades
- Design Review Program
- Code Development
- Code Enforcement
  - Tenant Protections / Rental Registrations
  - Vacant Building Monitoring
- Community Engagement



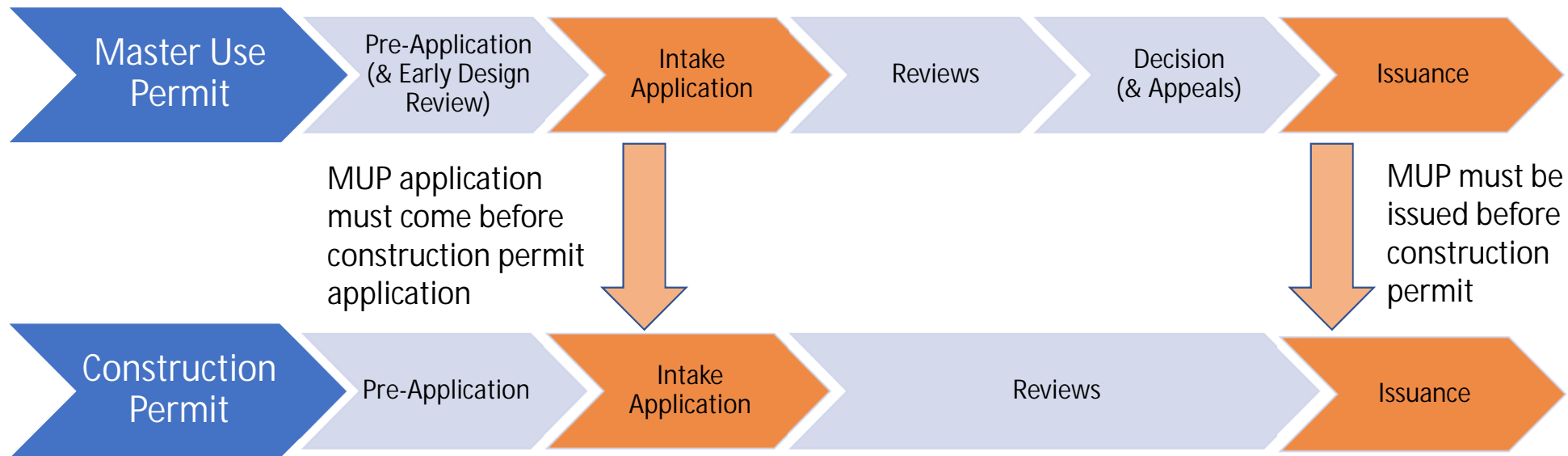
# OVERVIEW OF PERMITTING SYSTEM

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## OVERVIEW OF PERMIT SYSTEM

# OVERLAPPING PERMIT PROCESSES

The reviews of master use/land use permits and construction permits can sometimes happen in parallel



## OVERVIEW OF PERMIT SYSTEM

# PERMIT REVIEWS COORDINATED THROUGH ACCELA

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Most types of permit reviews are coordinated through our permit software system (Accela)

### SDCI

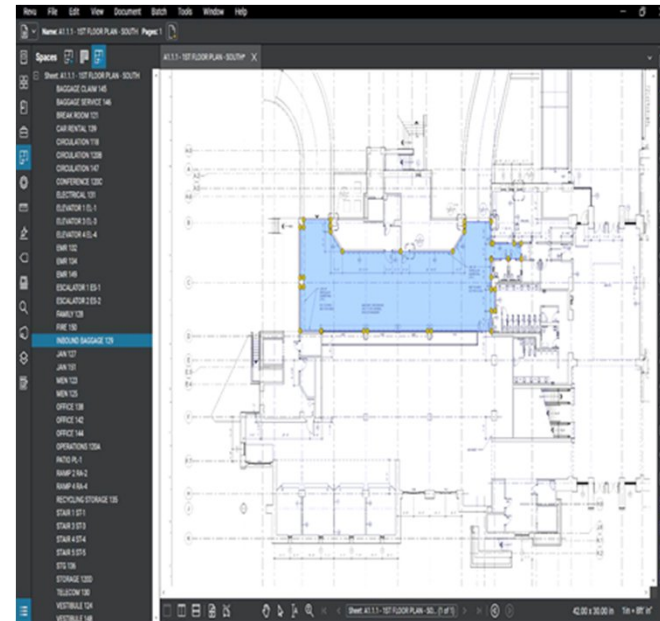
Zoning	Revegetation
Discretionary Land Use	Trees
MHA & Incentive Zoning	Shoreline
Structural/Ordinance	Environmental Critical Areas
Mechanical	Floodplain
Electrical	Geo Soils
Conveyance (Elevators)	Geotechnical
Energy	Drainage
Noise	Side Sewer
Development Site/Addressing	

### OTHER CITY DEPTS

- SDOT
- FAS (ADA)
- Fire
- Public Utilities
- City Light
- Housing
- Neighborhoods
- Parks

# OVERVIEW OF PERMIT SYSTEM IN THE WORKS: BLUEBEAM PROJECT

- New software allows enhanced tools for collaboration between SDCI staff and project architects while reviewing corrections to plans
- Partial rollout is underway, full rollout targeted for July
- Other jurisdictions have experienced reduced corrections cycles after moving to Bluebeam



# PERMITTING REPORTS

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# KEY PERMITTING TAKEAWAYS

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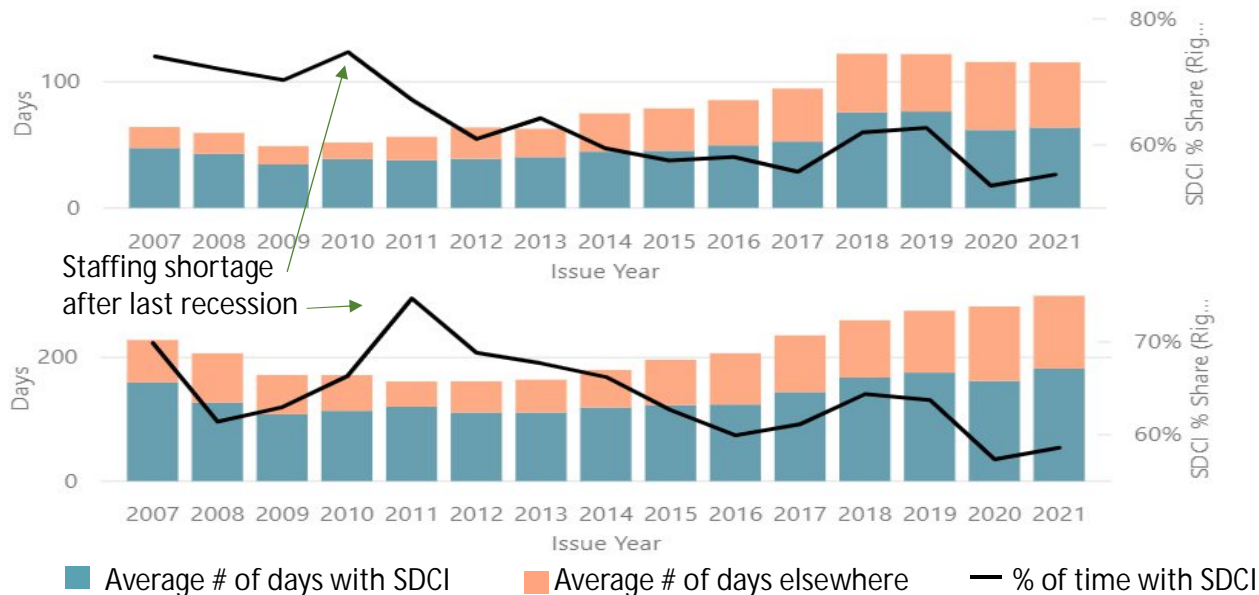
- SDCI is meeting many permitting goals, though we are currently behind in Initial Plan Review performance due to staffing shortages in key review locations
- SDCI experienced a significant vesting rush of large projects before new building codes went into effect on March 15, 2021 that has boosted intake valuations for the first quarter of 2021
- Despite the vesting rush, Construction and MUP volumes continue to trend at lower levels than we experienced pre-pandemic. The vesting rush is likely resulting in a "shadow" of lower permitting volumes/valuations that will impact the second quarter of 2021.
- Most trade permit types have returned to their pre-pandemic issuance volumes
- Despite the challenges of the last year, SDCI's Intake-to-Issue review times and the number of review cycles have been fairly consistent for MUPs and construction permits.

## PERMITTING CHART #1

# CONSTRUCTION PERMITS: SDCI SHARE OF TOTAL REVIEW TIME

Over the last ten years, construction permits are taking longer to review, but are spending less of that time with SDCI

Average # of days from permit application intake to issuance (2007– 2021 May)



Simple and Medium Construction permits  
(Alterations and additions to existing buildings, minor tenant improvement permits, accessory dwelling units, etc)

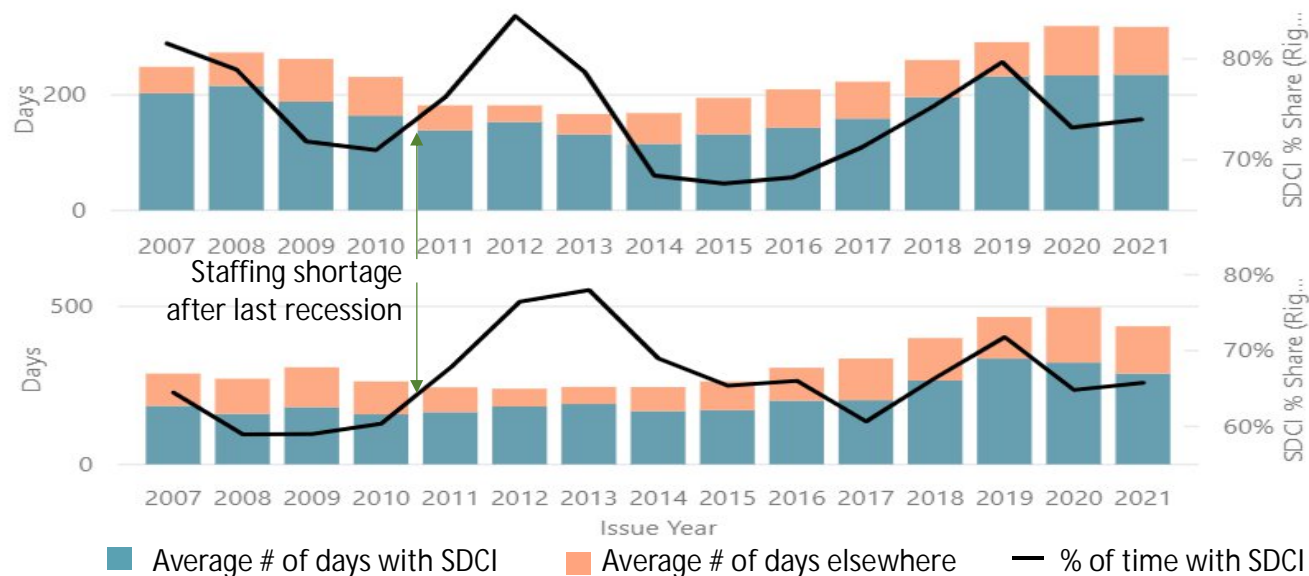
Complex Construction permits  
(New buildings, structural alterations, larger tenant improvements, etc)

## PERMITTING CHART #2

# MASTER USE PERMITS: SDCI SHARE OF TOTAL REVIEW TIME

Over the last ten years, master use permits are also spending less time with SDCI

Average # of days from permit application intake to issuance (2007 – 2021 May)



Simple and Medium Master Use permits  
(Conditional Uses, Temporary Uses, Lot Boundary Adjustments, Short Plats, Shoreline Variances, etc)

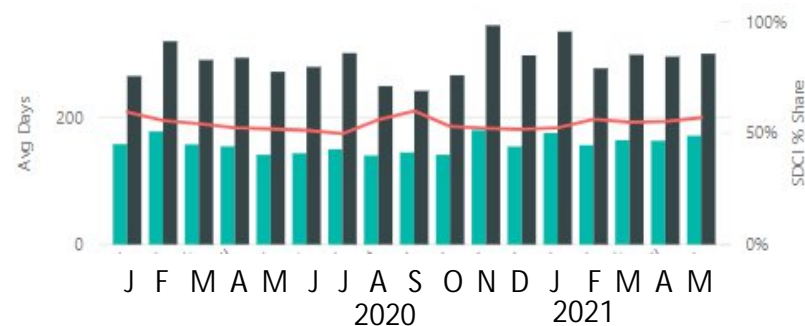
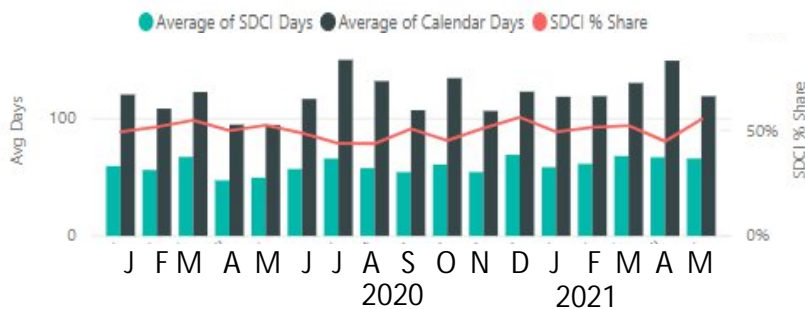
Complex Master Use permits  
(Design Review, Environmental (SEPA) Review, Council actions)

# PERMITTING CHART #3

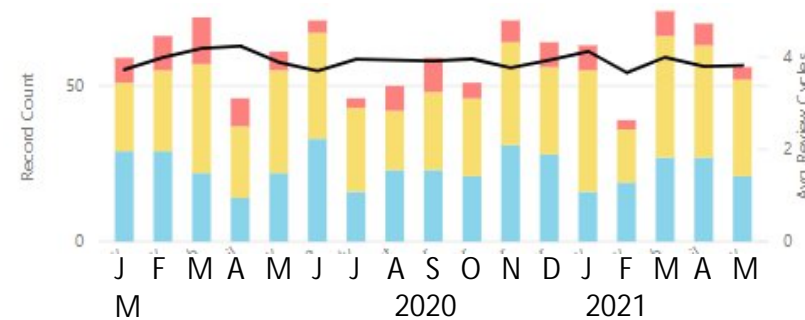
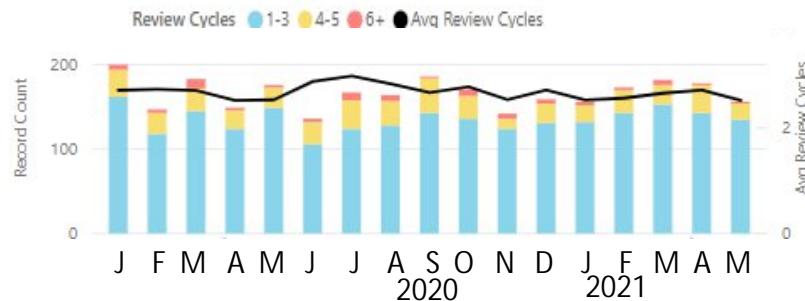
## CONSTRUCTION REVIEW PERFORMANCE REPORT

Over the last year, SDCI's review times and the number of review cycles have been fairly consistent

# of days from permit application to issuance



# of review cycles needed



Simple and Medium Construction permits

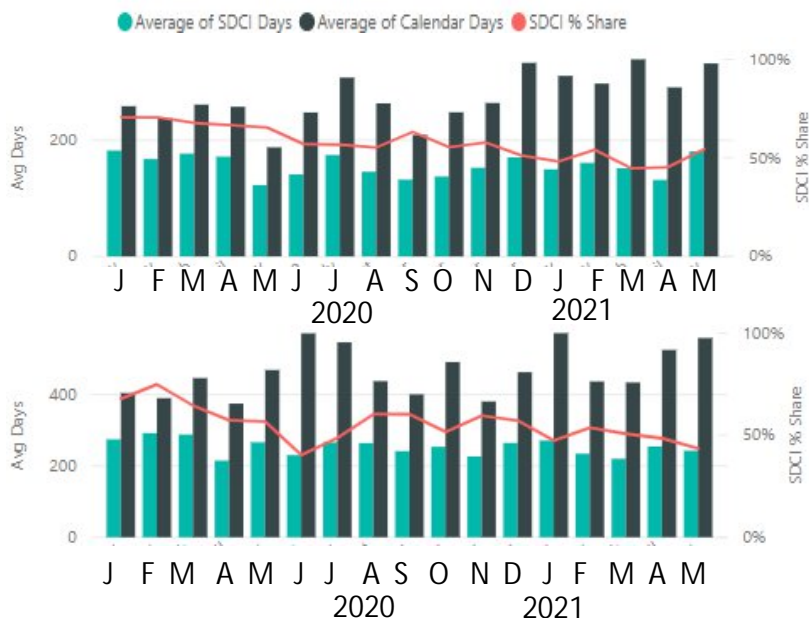
Complex Construction permits

# PERMITTING CHART #4

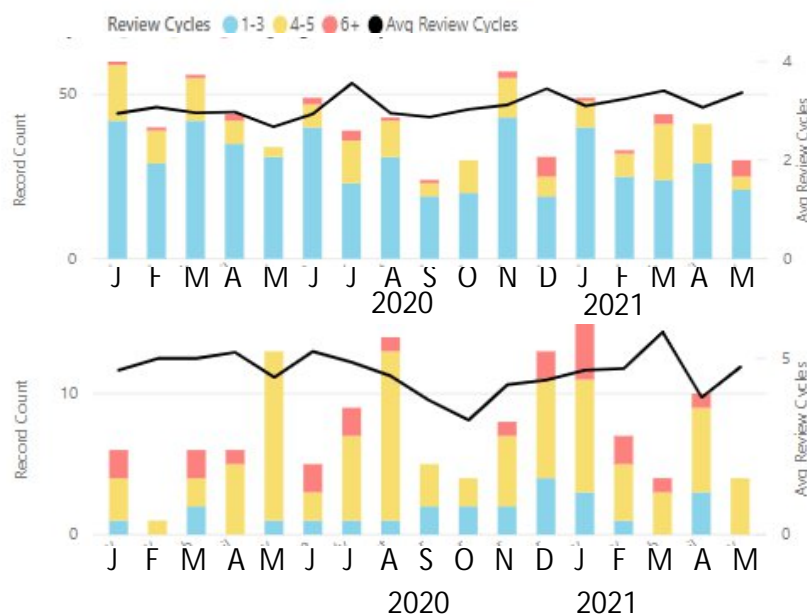
## MASTER USE PERMIT REVIEW PERFORMANCE REPORT

For MUPs, SDCI's review time and the number of review cycles have also been fairly consistent

# of days from permit application to issuance



# of review cycles needed



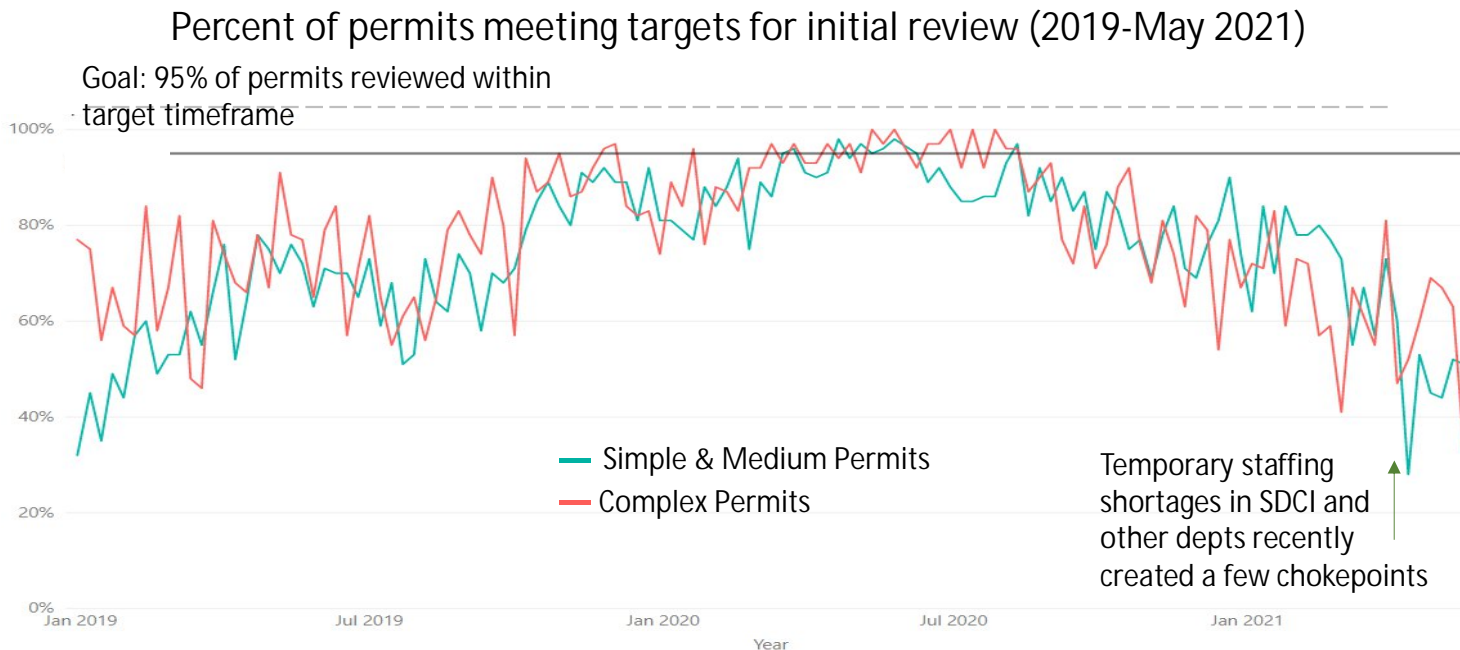
Simple and Medium Master Use permits

Complex Master Use permits

# PERMITTING CHART #7

## INITIAL REVIEWS OF APPLICATIONS

Despite the challenges of the past year, we remained very close to our review targets for new construction applications – until recently



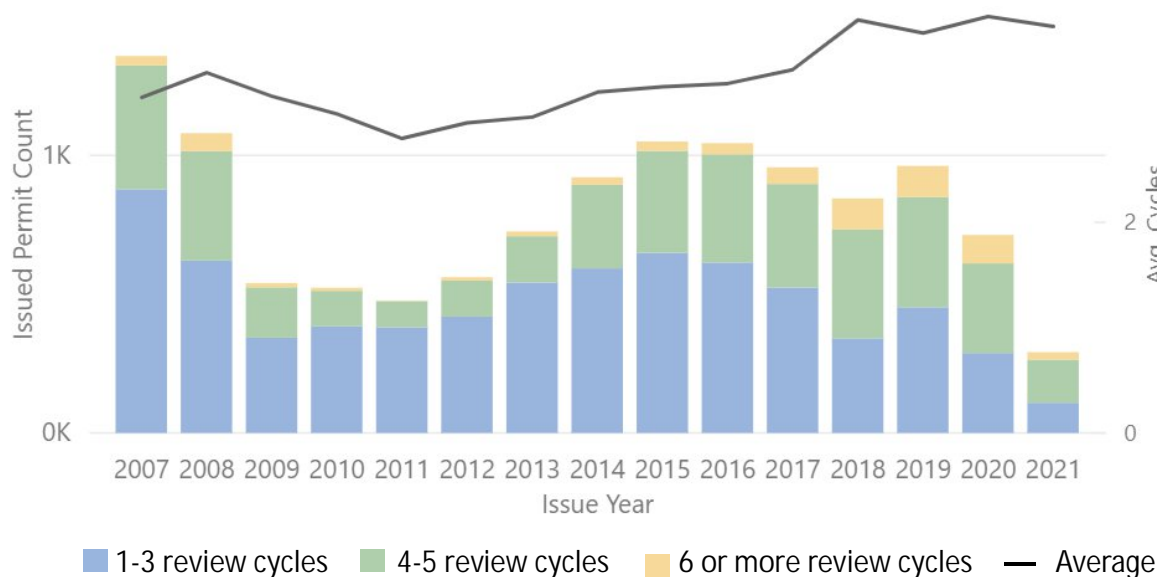
- Target review time for Simple/Medium Permits: 4-weeks
- Target review time for Complex Permits: 12 weeks

## PERMITTING CHART #5

# NUMBER OF REVIEW CYCLES BEFORE A PERMIT IS ISSUED

Construction permits now need more review cycles before they can be issued (over half required 4+ review cycles)

Number of Review Cycles needed for Complex Construction Permits



Likely due to:

- Increasing complexity of code and more regulations
- Lower quality of submitted plans due to industry capacity issues
- New City staff

When corrected plans are returned to SDCI they do not return to the bottom of the queue

## 2021 PRIORITIES

# PERMITTING PRIORITIES FOR THIS YEAR

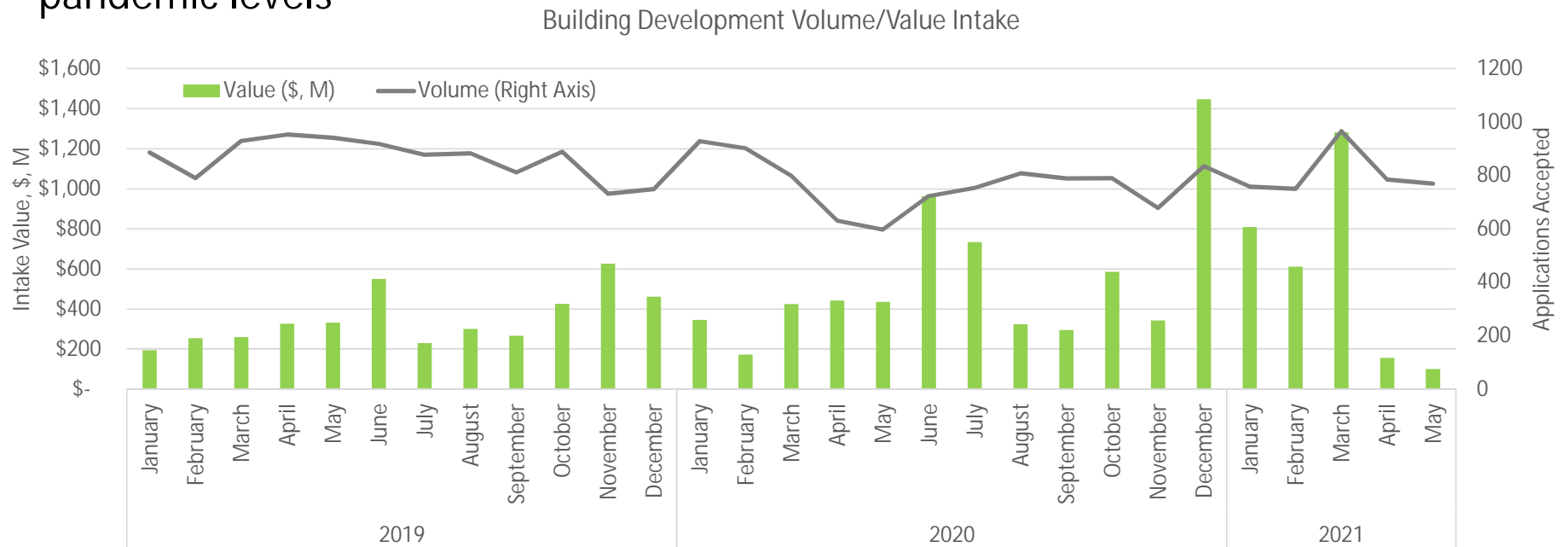
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1. Carryforward best practices adopted during COVID, such as components of a virtual Applicant Services Center and in-person services at non-downtown locations, and develop process for resuming all standard services, including in-home inspections.
2. Continue to streamline permit processes and make reductions in permitting times.
3. Create a cross-departmental permit system governance model with Seattle IT to improve customer experience and functionality of permitting system



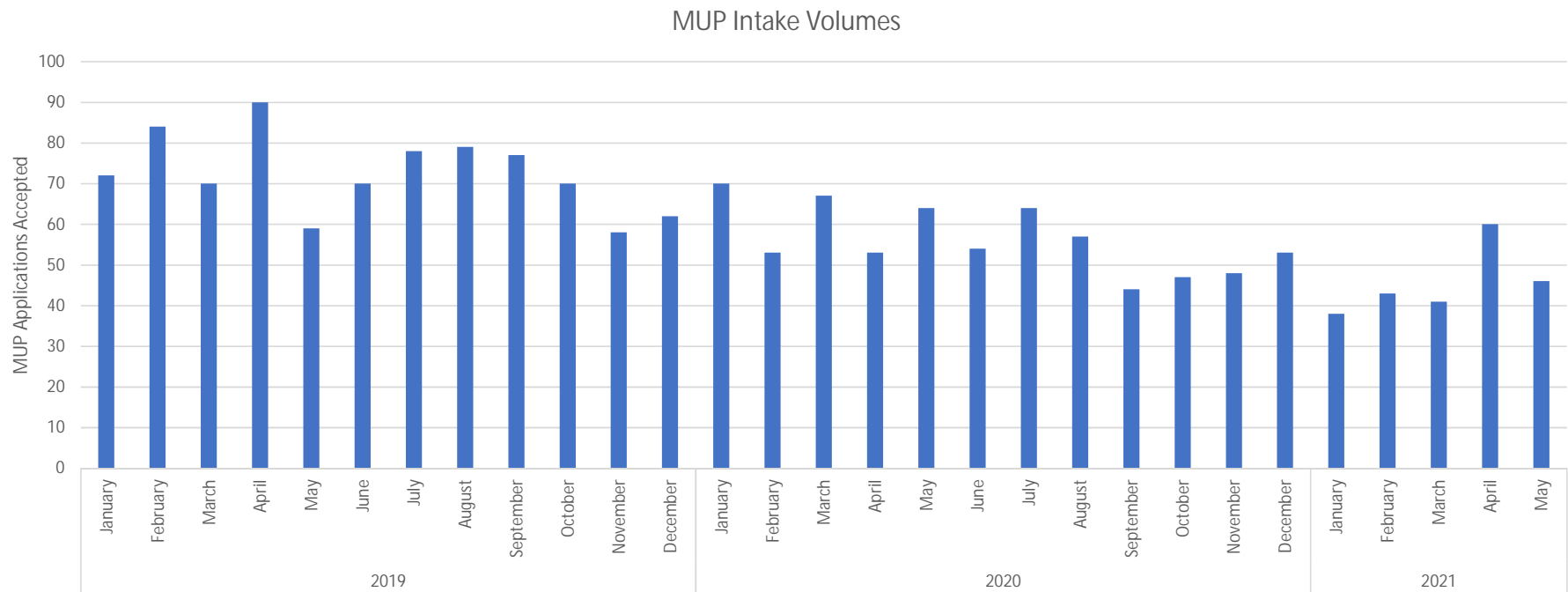
# BUILDING DEVELOPMENT INTAKE

Building development project valuations are in a “shadow” of the vesting rush from December 2020 - March 2021, while volumes are slowly rebounding to pre-pandemic levels



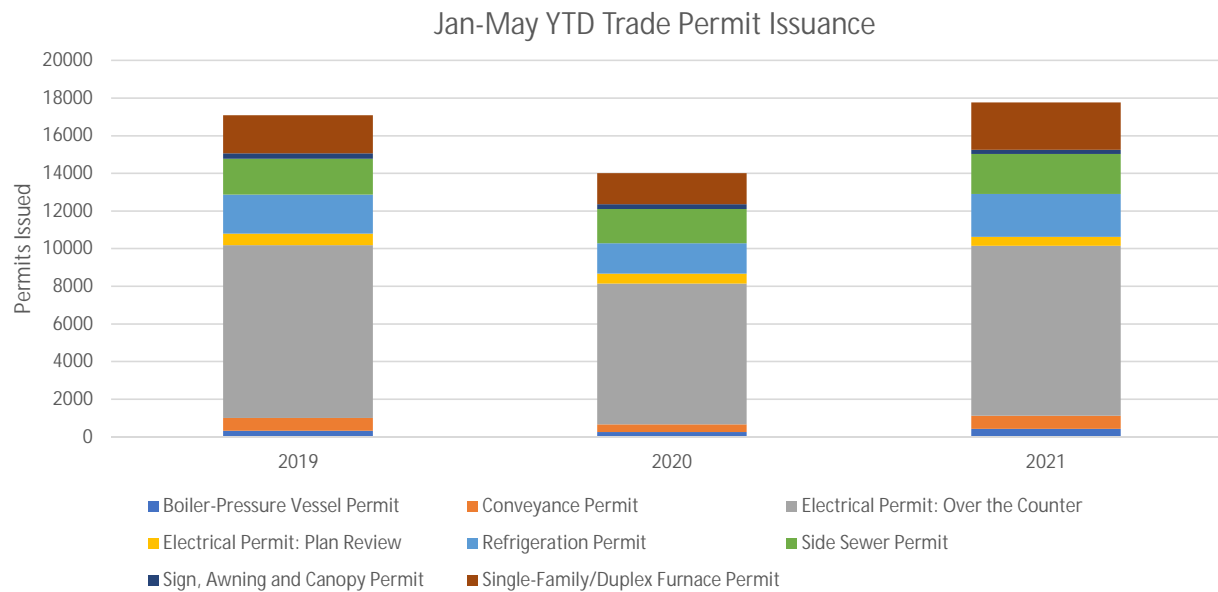
# MUP INTAKE

MUP Intake has slowed since summer 2020 but remains steady



# TRADE PERMIT ISSUANCE

Trade permits have largely returned to pre-pandemic volumes

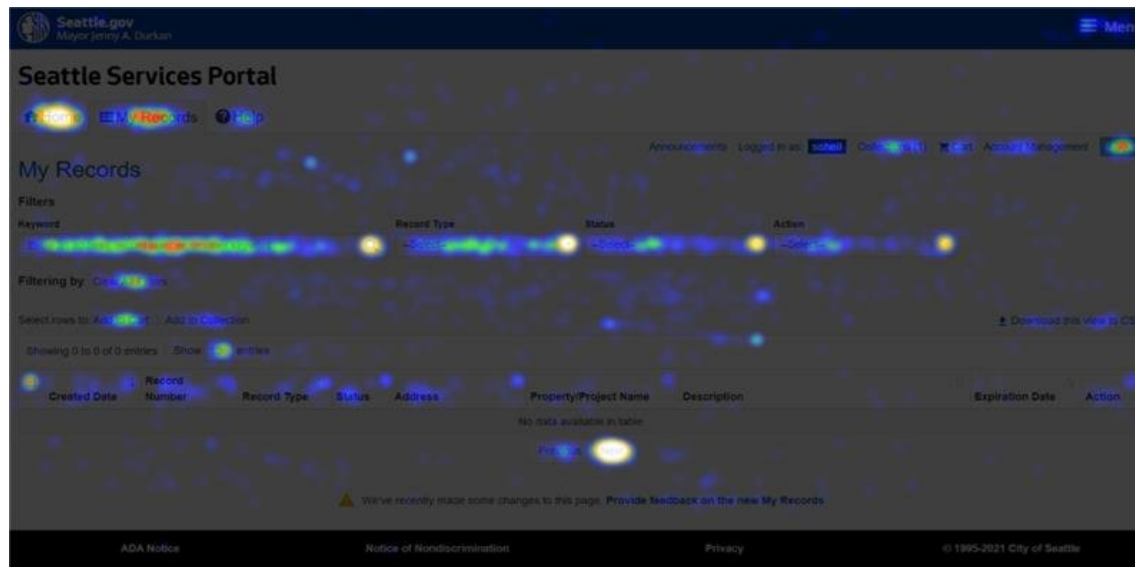


# PROGRAM UPDATES

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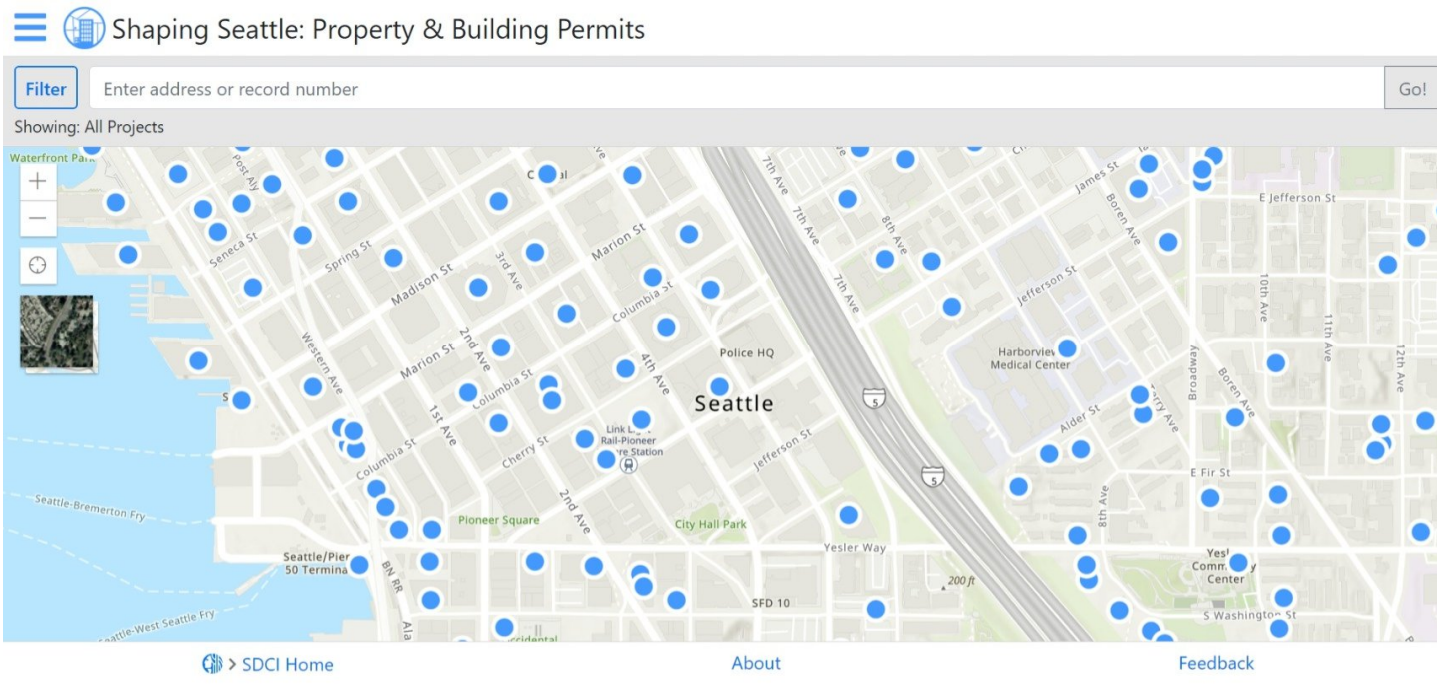
# ACCELA ENHANCEMENTS & REPORTS

- Optimization of public-facing user experience
- Updates to My Records page – over 2,800 visits on first day of use
- Heat map shows usage:



# SHAPING SEATTLE

- Continuing to fine tune user experience; work to refine instances of addresses with multiple registrations



# NEW HIRES TO SUPPORT PERMIT REVIEW

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- 8 new Ordinance/Structural positions have been filled to help address permit backlog
- Hiring of 2 Process Improvement and Technology Managers
- 2 new Geotech reviewers have been hired; in the process of hiring 2 drainage reviewers
- Fire Department has hired a Plans Reviewer

# Questions?

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Nathan Torgelson, Director

[Nathan.Torgelson@seattle.gov](mailto:Nathan.Torgelson@seattle.gov)

Darlene Edwards, Land Use Division Director

[Darlene.Edwards@seattle.gov](mailto:Darlene.Edwards@seattle.gov)

Andy Higgins, Engineering Services Director

[Andy.Higgins@seattle.gov](mailto:Andy.Higgins@seattle.gov)



**Intake-to-Issuance Performance - Construction Permits**  
 Days in SDCI Possession vs. Days out for Corrections and Volumes by Number of Review Cycles

Data Through:  
 March 31, 2021

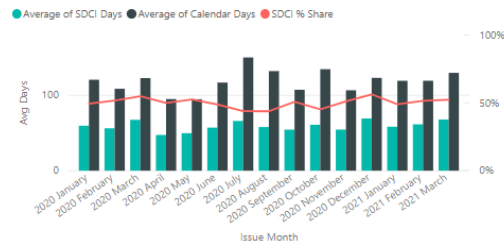
**Construction Permits - Simple/Medium**

≤ 4 Hrs Ordinance  
 Structural IP Review

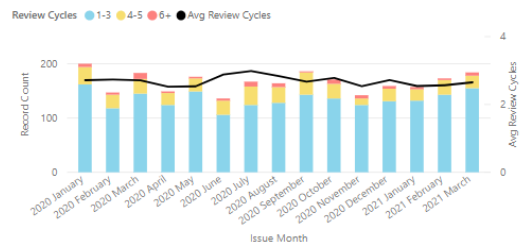
≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

Intake-Issue: Calendar Days vs. SDCI Possession Days



Issuance Count by Number of Review Cycles



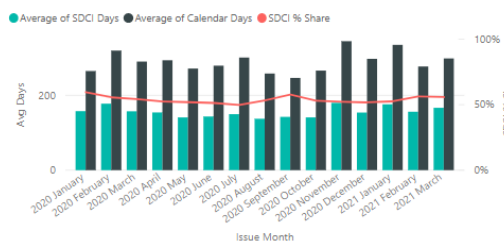
**Construction Permits - Complex**

> 4 Hrs Ordinance  
 Structural IP Review

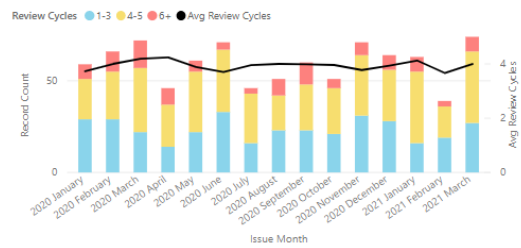
> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

Intake-Issue Calendar Days vs. SDCI Possession Days



Issuance Count by Number of Review Cycles



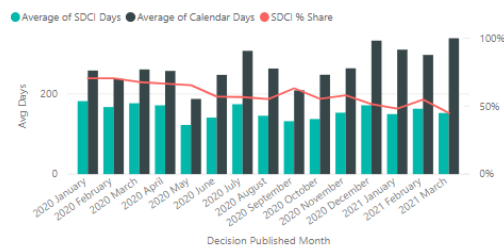
**Intake-to-Decision Published Performance - Master Use Permits**  
 Days in SDCI Possession vs. Days out for Corrections and Volumes by Number of Review Cycles

Data Through:  
 March 29, 2021

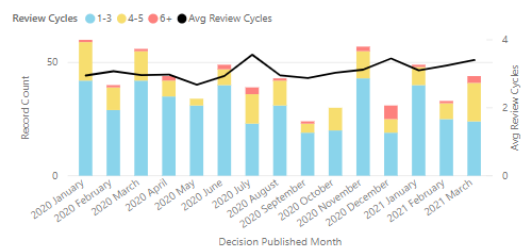
**Master Use Permits - Simple/Medium**

Typically Lot Boundary Adjustments, Short Plats, Shoreline, Variances, Conditional Uses, Temporary Uses and Special Exceptions.

Intake-Publish: Calendar Days vs. SDCI Possession Days



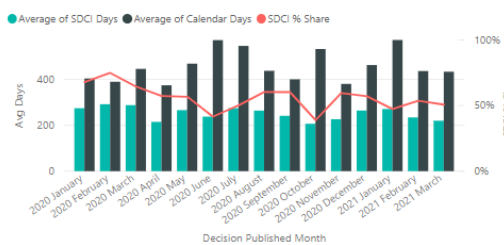
Record Count by Number of Review Cycles



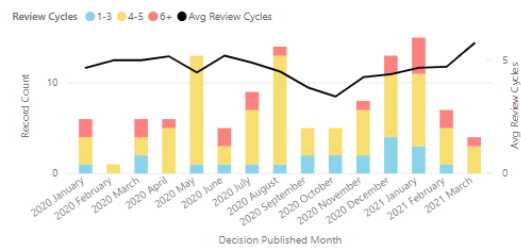
**Master Use Permits - Complex**

Typically Design Review, Environmental Reviews and Council Actions.

Intake-Publish Calendar Days vs. SDCI Possession Days



Record Count by Number of Review Cycles



## Initial Plan Review (IP) Performance: All Review Locations

Week of:

Monday, April 05, 2021

Includes reviews performed by all City departments requiring review

### Complexity Definitions

#### Simple/Medium: 95% Complete in 4 Weeks

≤ 4 Hrs Ordinance Structural IP Review

≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

#### Complex: 95% Complete in 12 Weeks

> 4 Hrs Ordinance Structural IP Review

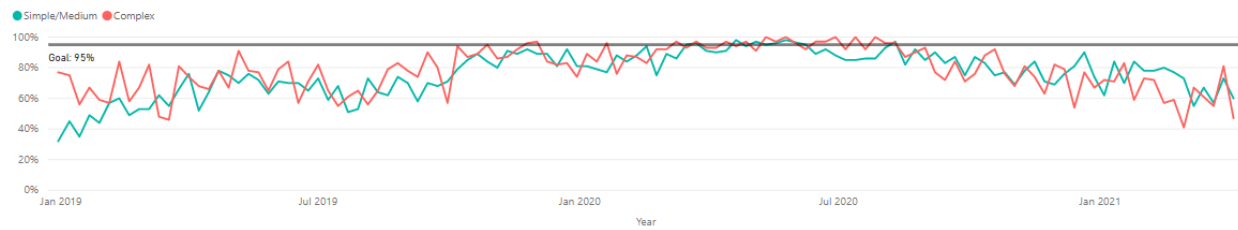
> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

### IP Performance: % of Reviews Complete by Weeks to IP Completion

PermitComplexity	Wk2Percent	Wk4Percent	Wk6Percent	Wk8Percent	Wk10Percent	Wk12Percent	Wk14Percent	Wk16Percent	Wk18Percent	TotalPermits
<b>Simple/Medium</b>										
All	18%	60%	88%	95%	99%	99%	99%	99%	100%	77
Commercial	47%	60%	73%	80%	100%	100%	100%	100%	100%	15
Industrial	100%	100%	100%	100%	100%	100%	100%	100%	100%	1
Institutional	0%	50%	100%	100%	100%	100%	100%	100%	100%	2
Multifamily	43%	71%	100%	100%	100%	100%	100%	100%	100%	7
Single Family/Duplex	6%	58%	90%	98%	98%	98%	98%	98%	100%	52
<b>Complex</b>										
All	5%	24%	42%	42%	45%	47%	66%	82%	100%	38
Commercial	0%	60%	60%	60%	60%	60%	100%	100%	100%	5
Industrial	0%	0%	0%	0%	0%	0%	0%	0%	100%	1
Institutional	0%	0%	25%	25%	25%	25%	50%	75%	100%	4
Multifamily	11%	33%	44%	44%	50%	56%	56%	72%	100%	18
Single Family/Duplex	0%	0%	40%	40%	40%	40%	80%	100%	100%	10

### Percent of Records Meeting IP Completion Targets



## Initial Plan Review (IP) Performance: Internal Review Locations

Week of:

Monday, April 05, 2021

Includes all required reviews performed internally by SDCI

### Complexity Definitions

#### Simple/Medium: 95% Complete in 4 Weeks

≤ 4 Hrs Ordinance Structural IP Review

≤ 2 Hrs Zoning IP Review

Typically simple tenant improvement permits, additions and alterations, retaining walls, ADUs/DADUs.

#### Complex: 95% Complete in 12 Weeks

> 4 Hrs Ordinance Structural IP Review

> 2 Hrs Zoning IP Review

Typically new construction and larger tenant improvements or structural alterations, including mixed use projects, high rise projects, commercial projects.

### IP Performance: % of Reviews Complete by Weeks to IP Completion

PermitComplexity	Wk2Percent	Wk4Percent	Wk6Percent	Wk8Percent	Wk10Percent	Wk12Percent	Wk14Percent	Wk16Percent	Wk18Percent	TotalPermits
<b>Simple/Medium</b>										
All	18%	62%	92%	99%	99%	99%	99%	99%	100%	77
Commercial	58%	75%	92%	100%	100%	100%	100%	100%	100%	12
Industrial	100%	100%	100%	100%	100%	100%	100%	100%	100%	1
Institutional	0%	50%	100%	100%	100%	100%	100%	100%	100%	2
Multifamily	43%	71%	100%	100%	100%	100%	100%	100%	100%	7
Single Family/Duplex	5%	58%	91%	98%	98%	98%	98%	98%	100%	55
<b>Complex</b>										
All	5%	25%	48%	48%	57%	59%	73%	84%	100%	44
Commercial	0%	38%	63%	63%	75%	75%	100%	100%	100%	8
Industrial	0%	0%	0%	0%	0%	0%	0%	0%	100%	1
Institutional	0%	0%	25%	25%	50%	50%	75%	100%	100%	4
Multifamily	10%	35%	50%	50%	60%	65%	65%	75%	100%	20
Single Family/Duplex	0%	9%	45%	45%	45%	45%	82%	100%	100%	11

### Percent of Records Meeting IP Completion Targets

