



The City of Seattle

# Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 109/25

**CONTROLS AND INCENTIVES AGREEMENT**  
**U.S. Immigration Station and Assay Office**  
**815 Seattle Boulevard South**

**I. CONTROLS**

The owner (Owner) of the U.S. Immigration Station and Assay Office at 815 Seattle Boulevard South, a landmark structure designated by the City of Seattle Landmarks Preservation Board (the Landmark or building), and the City of Seattle Historic Preservation Officer (CHPO) on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed to assure the preservation of the specified features and characteristics of the Landmark:

**A. CERTIFICATE OF APPROVAL PROCESS**

1. A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to Seattle Municipal Code (SMC), Ch. 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before Owner may make alterations or significant changes to the following protected features of the Landmark:
  - a. The site.
  - b. The exterior of the building, including the exterior courtyard/terraces at the 2nd Floor.
  - c. The following 1st Floor interior spaces: the central entry vestibule and lobby area, the east and west entry vestibules, the corridors the extend off the lobby/vestibules, and the first floor level of stairwells No. 1 and 2; and the painted yellow queuing line and hand prints in the interior basement corridor.

2. A Certificate of Approval is not required for the following:
  - a. Any in-kind maintenance and repairs of the features or characteristics listed in Section A.1.
  - b. Alterations to the portion of the site described as Parcel B of property described as Seattle Tide Lands Replat Block 283, lots 11-16.
  - c. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.
  - d. Installation, alteration, or removal of interior window treatments, including but not limited to blinds, curtains, shades, or window film.

**B. ADMINISTRATIVE REVIEW**

1. To the extent that the following items listed in Section B.3 involve alterations or significant changes to the protected features of the Landmark listed in Section A.1, administrative review and approval may be provided according to the following procedures. Owner shall submit to the CHPO a written request for these alterations, including applicable drawings and/or specifications. If the CHPO, upon examination of submitted plans and specifications, determines that such alterations are consistent with the purposes of SMC Ch. 25.12 the alterations shall be approved without the need for any further action by the Board. If the CHPO disapproves such alterations, Owner may submit revised materials to the CHPO, or may apply to the City of Seattle Landmarks Preservation Board for a Certificate of Approval under SMC Ch. 25.12.
2. The CHPO shall transmit his or her written decision on Owner's submittal to Owner. Failure of the CHPO to approve or disapprove the request within twenty-eight (28) business days shall constitute approval of the request.
3. Administrative review is available for the following:
  - a. The installation, alteration or removal of interior and exterior ducts, conduits, HVAC vents, grilles, fire escapes, pipes, above-grade meters and utility connections, downspouts and gutters and other similar wiring or mechanical elements necessary for the normal operation of the building.

- b. The installation, alteration, or removal of exterior signage.
- c. The installation, alteration, or removal of exterior and interior lighting.
- d. The installation, alteration, or removal of exterior and interior security lighting, video cameras, and security system equipment.
- e. Interior alterations or changes when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.
- f. Installation, alteration, or removal of art at the interior or exterior of the building or site, if the work does not adversely impact designated or historic features.
- g. Minor alterations to site grading, soil retention, drainage, or paving or other hardscape features.

## II. INCENTIVES

Owner and the CHPO on behalf of the City of Seattle Landmarks Preservation Board further agree that the following economic incentives may be available to Owner:

1. Certain incentives, and exceptions to or exemptions from regulations in Title 23 Seattle Municipal Code may be available, either by virtue of the zoning designation applicable to the landmark or its status as a landmark.
2. Exceptions to certain requirements of the Seattle Building Code, chapter 22.100 SMC, and the Energy Code of the City, chapter 22.700 SMC, may be authorized pursuant to the applicable provisions thereof, including exceptions to allow Owner to maintain and expose the existing masonry structure (exterior and interior) to preserve the designated historic features of the property.
3. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.
4. The Owner may be eligible to participate in the City's Landmark TDR Bank after obtaining a determination from the City concerning the quantity of unused development rights for the Landmark that are eligible for transfer to receiving properties as Landmark TDR, pursuant to Seattle Municipal Code Section 23.49.014, Transfer of Development Rights (TDR).



Martin Hogger (Jun 6, 2025 14:05 PDT)

Martin Hogger  
Owner

06/06/2025

Date



Sarah Sodt  
City Historic Preservation Officer

05/05/2025

Date



Steve Kelley (Jun 6, 2025 09:30 PDT)

Steve Kelley  
Owner

06/06/2025

Date