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ADMINISTRATIVE &
CENTRAL SERVICES

ORDINANCE 115036

AN ORDINANCE relating to historic preservation, imposing controls upon the C. H. Black House and Gardens, 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 structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on April 7, 1982, voted to approve the nomination of the C. H. Black House and Gardens at 615 West Lee Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 16, 1982, the Board voted to approve the designation of the C. H. Black House and Gardens as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 1989, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the C. H. Black House and Gardens more particularly described as :

Lots 1-10, Block 31 of Comstock's Supplementary Addition to the City of Seattle according to plat thereof recorded in Volume 2 of plats, page 32, records of King County, Washington

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

- 1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 2) It is an outstanding work of a designer or builder; and

- 1
- 2 3) Because of its prominence of spatial location,
- 3 contrasts of siting, age, or scale, it is an easily
- 4 identifiable visual feature of its neighborhood or
- 5 the city and contributes to the distinctive quality
- 6 or identity of such neighborhood or the city.

7 is hereby acknowledged, and the C. H. Black House and Gardens

8 is hereby declared a Landmark.

9 Section 2. The following controls upon alteration of the

10 landmark are hereby imposed:

11 A Certificate of Approval must be obtained or the time

12 for denying a Certificate of Approval must have expired

13 before the owner may make alterations to:

- 14 1. Any exterior alterations or additions to the
- 15 existing house, including the porches on the south
- 16 and west sides, and including demolition.
- 17 2. Any alterations, additions to, or removal of major
- 18 site design* elements including but not limited to:
- 19 a. Views to and from the property;
- 20 b. "The streetscape": sidewalk, plantings, walls
- 21 and the location and size of open spaces
- 22 adjacent to them;
- 23 c. The site details such as the walls, driveways,
- 24 belvedere, garage, trees, plantings, and
- 25 fences;
- 26 d. The large open lawn area south of the house.
- 27 *
- 28 "Site design" shall refer to all exterior design
- elements and characteristics including but not
- limited to porches, gardens, lawns, streetscape and
- all detail landscape elements.
3. Any new construction on the site.

The Landmarks Preservation Board on November 1, 1989,

formally adopted as part of the controls an incentives

agreement entitled the Development and Design Review

Guidelines for the C. H. Black House and Gardens for its

use in reviewing and making decisions on Certificate of

Approval applications for this property (Attachment "A").

Certificates of Approval will be approved by the Board

when the proposed alterations are consistent with these

guidelines.

Any in-kind maintenance and repair of the above features and

characteristics shall be excluded from the Certificate of

Approval requirement.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 23.45.124 Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

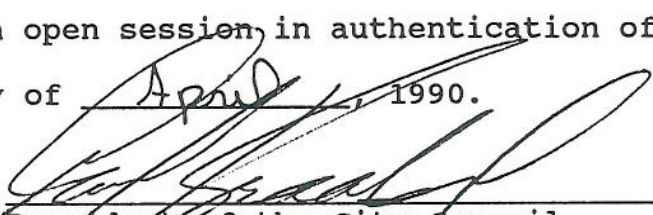
3) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) to all Seattle landmarks subject to controls imposed by a designation ordinance on an application basis.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 5. The C. H. Black House and Gardens is hereby added to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Section 6. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

PASSED by the City Council the 16th day of April, 1990, and signed by me in open session in authentication of its passage this 16th day of April, 1990.


President of the City Council

Approved by me this 20th day of April, 1990.


Mayor

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Filed by me this 20th day of April, 1990.

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

(SEAL) BY: Theresa Dunbar
Deputy

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