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ORDINANCE

116053

RECEIVED
FEB 5 1992
CITY OF SEATTLE
OFFICE OF THE CLERK

AN ORDINANCE relating to historic preservation, imposing controls upon the Harvard Mansion and its site, a Landmark and Landmark site designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348); 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 June 20, 1990, voted to approve the nomination of the Harvard Mansion and its site at 2706 Harvard Avenue East in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 1, 1990, the Board voted to approve the designation of the Harvard Mansion as a Landmark and Landmark site under SMC Chapter 25.12; and

WHEREAS, on October 15, 1990, 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. DESIGNATION. That the designation by the

Landmarks Preservation Board of the Harvard Mansion and its site, more particularly described as:

Lots 6 and 7, Block 15 of Denny Furman Addition to the City of Seattle, according to plat thereof recorded in Volume 7 of plats, page 34, records of King County, Washington.

as a Landmark based upon satisfaction of the criteria

specified in SMC Section 25.12.350:

- 1) It is associated in a significant way with the life of the person important in the history of the city, state or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

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3) Because of its prominence of spatial location, contrasts of sitting, 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. is hereby acknowledged.

Section 2. CONTROLS. The following controls are hereby imposed on the specified features and characteristics of the Harvard Mansion which was designated by the Board for preservation:

A. A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

1. The entire exterior of the building, including the roof but excluding the metal chimney; and
2. The areas of the first-floor interior as indicated on the floor plan attached to the controls and incentive agreement. These areas include the foyer and hallway, the original living room and dining room, excluding floor coverings, wall coverings and paint; and
3. The entire site, except the existing garage and minor plantings.

B. Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. INCENTIVES.

A. Economic incentives may be made available as set forth in the Controls and Incentives Agreement between the owner and the Board, and as they may become available in the future.

B. SMC Titles 23 and 24 provide for special exceptions which may be available for uses not normally permitted in a particular zoning classification by means of an administrative conditional use.

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.

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Section 5. The Harvard Mansion, and its site are 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.

LVE:pdk
Harvard-Ord

(To be used for all Ordinances except Emergency.)

Section 7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 27th day of January, 1992, and signed by me in open session in authentication of its passage this 27th day of January, 1992.

President of the City Council.
Approved by me this 31st day of January, 1992.

Mayor.
Filed by me this 31st day of January, 1992.

Attest:

City Comptroller and City Clerk.
By _____
Deputy Clerk.
(SEAL)
Published _____