
Council Bill Number: 114828

Ordinance Number: 121426

AN ORDINANCE relating to historic preservation, imposing controls upon the Gibbs 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.

Status: Passed

Note: Commonly called MFTE Ordinance; Multi-family Tax Exemption Ordinance

Vote: 9-0

Date filed with the City Clerk: 2004/04/08

Date of Mayor's signature: 2004/03/30 ([about the signature date](#))

Date introduced/referred to committee: 2004/03/08

Committee: Urban Development and Planning

Sponsor: STEINBRUECK

Committee Recommendation: Pass

Index Terms: LANDMARKS, HISTORIC-BUILDINGS-AND-SITES, QUEEN-ANNE

Fiscal Note: [Fiscal Note to Council Bill No. 114828](#)

Electronic Copy: [PDF scan of Ordinance No. 121426](#)

Reference: Related: Res 29813; Ord 119218

Text:

ORDINANCE _____

AN ORDINANCE relating to historic preservation, imposing controls upon the Gibbs 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 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 meeting on September 17, 2003, voted to approve the nomination of the Gibbs House at 1000 Warren Avenue North, in Seattle, as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 5, 2003, the Board voted to approve the designation of the Gibbs House as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 17, 2003, 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: The designation by the Landmarks Preservation Board of the Gibbs House, on property described as:

Parcel A: Lots 7 and 8, Block 17, Mercer's Addition to North Seattle, According to the Plat Thereof Recorded in Volume 1 of Plat (s) 171. In King County, Washington, Except the South 10 feet of said Lot 8 Deeded to the City of Seattle and Parcel B: The East 44.5 Feet of the South 38 Feet of Lot 6, Block 17, Mercer's Addition to North Seattle, According to the Plat Thereof Recorded in Volume 1 of Plats, Page (s) 171, In King County, Washington,

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

D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; is hereby acknowledged.

Section 2. CONTROLS: The following controls are hereby imposed on the features and characteristics of the Gibbs House that were designated by the Board for preservation:

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, 25.12, must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make alterations or significant changes to:

The exterior of the building, including the roof, acknowledging that the east wing and the north entry addition, designed by Cardwell Architects, were completed in 2003 and are not part of the original design and construction.

2. A Certificate of Approval is not required for the following:

a. Any in-kind maintenance or repairs of the features listed in Section 2. A. 1.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the items listed in subsection 3 according to the following procedures: The Owner shall submit to the City Historic Preservation Officer (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 25.12, the alterations shall be approved without the need for any further action by the Board. If the CHPO does not approve such alterations, the Owner may submit revised materials to the CHPO, or submit in accordance with the Certificate of Approval process set forth in SMC 25.12.

2. The CHPO shall submit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. Administrative review is available for the following:

For the designated areas of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, wiring, and other similar mechanical elements necessary for the normal operation of the building.

Section 3. INCENTIVES

A. Seattle Municipal Code Title 23 provides for authorization of uses in a designated Landmark that are not normally permitted in a particular zoning classification by means of an administrative conditional use.

B. The Building and Energy Codes provide for exceptions on an application basis.

C. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) is available to all Seattle landmarks subject to controls imposed by designation ordinance, upon application.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in SMC 25.12.910.

Section 5. The Gibbs House, at 1000 Warren Avenue North, in Seattle, is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record this Ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Planning and Development.

Section 7. This Ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2004, and signed by me in open session in authentication of its passage this ____ day of _____, 2004.

President _____ of the City Council

Approved by me this ____ day of _____, 2004.

Gregory J. Nickels, Mayor

Filed by me this ____ day of _____, 2004.

City Clerk

(Seal)

Elizabeth Chave/lsh/JLB

DON Gibbs House Ord

February 17, 2004

version #3