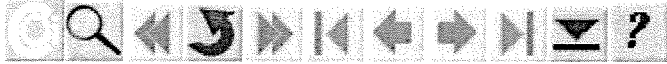


## Gail Fitch

---

**From:** DSchlieman@aol.com  
**Sent:** Monday, March 26, 2012 10:15 PM  
**To:** gfitch@tds.net  
**Subject:** Would you prijnt this out for me and bring to meeting on Tue? I have no printer



*Information retrieved March 26, 2012 8:11 PM*

## Seattle Municipal Code

### Chapter 25.12 LANDMARKS PRESERVATION\*

---

-----  
Statutory Reference: For statutory provisions pertaining to preservation of historic properties, see RCW 43.51.750 et seq.  
Severability: The invalidity of any section, subsection, provision, clause or portion of this chapter, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

#### Sections:

##### Subchapter I. Title and Purpose

25.12.010\* Short title.

25.12.020\* Purpose and declaration of policy.

##### Subchapter II. Definitions

25.12.030\* Definitions generally.

25.12.040\* Alteration.

25.12.050\* Approval of designation.

25.12.060\* Approval of nomination.

25.12.070\* Board.

25.12.080\* Certificate of approval.

25.12.090\* Controls.

25.12.100\* Council.

25.12.110\* Designating ordinance.

- 25.12.115\* Construction and land use.
- 25.12.120\* Economic incentives.
- 25.12.130\* Hearing Examiner.
- 25.12.140\* Improvement.
- 25.12.150\* Interested person of record.
- 25.12.160\* Landmark.
- 25.12.180\* Nomination.
- 25.12.190\* Object.
- 25.12.200\* Owner.
- 25.12.210\* Party of record.
- 25.12.220\* Person.
- 25.12.240\* Significant change.
- 25.12.250\* Site.
- Subchapter III. Landmarks Preservation Board
- 25.12.270\* Creation.
- 25.12.280\* Membership.
- 25.12.290\* Vacancy filling.
- 25.12.300\* Rules and regulations.
- 25.12.310\* Quorum -- Voting.
- 25.12.320\* Staff -- Historic Preservation Officer.
- 25.12.330\* Board meetings.
- 25.12.340\* Electronic record of hearings.
- Subchapter IV. Designation of Landmark Sites
- 25.12.350\* Standards for designation.
- 25.12.360\* Separate nomination and designation of site and object or improvement.
- 25.12.370\* Nomination.
- 25.12.375\* Exemption from permit timelines.
- 25.12.380\* Notice of Board meeting on approval of nomination.
- 25.12.390\* Board approval of nomination.
- 25.12.400\* Notification of approval of nomination.
- 25.12.410\* Disapproval of nomination.
- 25.12.420\* Board meeting on approval of designation.
- 25.12.430\* Board action on approval of designation.
- 25.12.440\* Notice of report on designation.
- 25.12.450\* Disapproval of designation.
- Subchapter V. Controls and Incentives
- 25.12.490\* Negotiation with owner.
- 25.12.500\* Negotiations-Procedure and time requirements.
- 25.12.510\* Effect of Board approval of agreement.
- 25.12.520\* Effect of failure to agree or disapproval of agreement.
- 25.12.530\* Filing of recommendation and objections with Hearing Examiner.
- 25.12.535\* Owner's objections to Board's recommendation.

- 25.12.540\* Scheduling of hearing.
- 25.12.560\* Hearing Examiner procedure.
- 25.12.570\* Basis for Hearing Examiner's recommendation.
- 25.12.580\* Owners shall not be deprived of reasonable economic use.
- 25.12.590\* Factors to be considered.
- 25.12.600\* Information.
- 25.12.610\* Hearing Examiner recommendations -- Referral to Council.
- 25.12.620\* Right of appeal to Council.
- 25.12.630\* Procedure on appeal to Council.
- 25.12.640\* Council action on appeal.
- 25.12.650\* Designating ordinance -- Amendment or repeal.
- 25.12.660\* Designating ordinance -- Information required.
- Subchapter VI. Alterations or Significant Changes
- 25.12.670\* Requirement of certificate of approval.
- 25.12.680\* Application for certificate of approval -- Filing.
- 25.12.690\* Application for certificate of approval -- In conjunction with permit application.
- 25.12.700\* Application for certificate of approval -- Similar changes.
- 25.12.710\* Fee for certificate of approval.
- 25.12.720\* Board meeting on certificate of approval.
- 25.12.730\* Board decision on certificate of approval.
- 25.12.740\* Appeal to Hearing Examiner.
- 25.12.750\* Factors to be considered by Board or Hearing Examiner.
- 25.12.760\* Hearing Examiner procedure.
- 25.12.770\* Failure of timely decision.
- 25.12.835\* Demolition.
- Subchapter VII. General Provisions
- 25.12.840\* Service of notices.
- 25.12.845\* Requests for interpretation.
- 25.12.850\* Termination of proceedings.
- 25.12.860\* Revision or revocation of designation, controls, incentives.
- 25.12.870\* Staff reports and studies.
- 25.12.880\* Economic incentives -- City authorities.
- 25.12.890\* Conformance with general development.
- 25.12.900\* Advice and guidance to property owners.
- Subchapter VIII. Enforcement and Penalties
- 25.12.910\* Designated.

*Legislative history/notes:* (Ord. 106348 Section 14.09, 1977.)  
*Cross-reference:* For a table listing designated City landmarks,  
see Chapter 25.32 of this Code.