



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 222/23

CONTROLS AND INCENTIVES AGREEMENT

Continental Hotel

315 Seneca Street

I. RECOMMENDED CONTROLS

To assure the preservation of the specified features and characteristics of the landmark, the owner (Owner) of Continental Hotel at 315 Seneca Street, a landmark designated by the City of Seattle Landmarks Preservation Board, and the City of Seattle Historic Preservation Officer on behalf of the City of Seattle Landmarks Preservation Board, agree that the following controls shall be imposed:

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 the Owner may make alterations or significant changes to:
 - a. The exterior of the building.
2. A Certificate of Approval is not required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics of the Continental Hotel that were designated by the Board for preservation.

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval is available for the following items listed in Section 1.B.3. according to the following procedures. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for

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The Seattle Department of Neighborhoods**

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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 disapproves 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 transmit his or her written decision on the Owner's submittal to the Owner. Failure of the CHPO to approve or disapprove the request within fourteen (14) business days shall constitute approval of the request.
3. Administrative review is available for the following:
 - a. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building or site.
 - b. Installation, removal, or alteration of exterior non-historic light fixtures, exterior security lighting, and security system equipment.
 - c. Installation, removal, or alteration of exterior building signage.
 - d. Installation of improvements for safety or accessibility compliance.
 - e. Installation, removal, or alteration of fire and life safety equipment.
 - f. Replacing non-original windows and doors, including alterations to storefront systems, if replacement is compatible with the historic fenestration design consistent with the Secretary of the Interior Standards for Rehabilitation.

II. RECOMMENDED INCENTIVES

The following economic incentives may be available to the 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.
3. Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) on an application basis.



Collin hagstrom (Jun 21, 2023 14:46 PDT)

Collin Hagstrom, Owner
Win Forever LLC
Butch T Cougar LLC
Spirit of Troy LLC

06/21/2023

Date



Sarah Sodt
City Historic Preservation Officer

06/21/2023

Date