

ORDINANCE No. 116055

COUNCIL BILL No. 108882

AN ORDINANCE relating to historic preservation, imposing controls upon the Pacific Medical Center 1701 Marine Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), and adding it to the Table of Historic Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Public Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____ report that we have considered the same and respectfully recommend that the

Full Council date, 9-0

COMPTROLLER FILE No. _____

Introduced: NOV 4 - 1991	By: DONALDSON
Referred: NOV 4 - 1991	To: Land Use
Referred:	To:
Referred:	To:
Reported: JAN 27 1992	Second Reading: JAN 27 1992
Third Reading: JAN 27 1992	Signed: JAN 27 1992
Presented to Mayor: JAN 28 1992	Approved: JAN 27 1992
Returned to City Clerk: JAN 31 1992	Published:
Voted by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: (OK)

Committee Chair

ORDINANCE 116055

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AN ORDINANCE relating to historic preservation, imposing controls upon the Pacific Medical Center/U.S. Marine Hospital, a Landmark 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 July 5, 1989, voted to approve the nomination of the Pacific Medical Center/U.S. Marine Hospital at 1200 - 12th Avenue South in Seattle as Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 16, 1989, the Board voted to approve the designation of the Pacific Medical Center/U.S. Marine Hospital as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1991, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Landmarks Preservation Board and Historic Preservation Officer (HPO) adopts the Development and Decision Review Guidelines for the Pacific Medical Center for its use in reviewing and making decisions on Certificate of Approval applications for this property; 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 Pacific Medical Center/U.S. Marine Hospital more particularly described as:

All of Blocks 4, 5 and 8 of Golf Heights Addition to the City of Seattle as recorded in Volume 24 of plats, page 12, records of King County, Washington, together with portion of South Norman Street, 13th Avenue South and alleyways vacated under Ordinance 56530, and along with a portion of South Judkins Street vacated under Ordinance 62723, less that portion of said Block 5 dedicated for general street purposes.

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

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- 1 1. It is associated in a significant way with a
2 significant aspect of the cultural, political, or
3 economic heritage of the community, city, state or
4 nation; and
- 5 2. It embodies the distinctive visible characteristics
6 of an architectural style, or period, or of a method
7 of construction; and
- 8 3. It is an outstanding work of an designer or builder;
9 and
- 10 4. Because of its prominence of spatial location,
11 contrasts of siting, age, or scale, it is an easily
12 identifiable visual feature of its neighborhood or
13 the city and contributes to the distinctive quality
14 or identity of such neighborhood or the city;

15 is hereby acknowledged.

16 Section 2. CONTROLS. The following controls are hereby
17 imposed on the features and characteristics of the Pacific
18 Medical Center/U.S. Marine Hospital which was designated by
19 the Board for preservation:

20 A. Except as provided in subsection 2.B. and 2.C. below,
21 a Certificate of Approval must be obtained from the Landmarks
22 Preservation Board pursuant to SMC 25.12.670 et seq., or the
23 time for denying an application for a Certificate of Approval
24 must have expired, before the owners may make alterations or
25 significant changes including any new construction on the site
26 to:

- 27 1. Building Exteriors: The entire exterior of each
28 buildings, except Buildings B, I, J, K, L, M,
and N, as identified on the site plan attached
hereto and incorporated herein as Attachment
"A"; and
2. Building Interiors: The main lobby and
associated waiting room of the Main Medical
Building, as identified on the Pacific Medical
Center/U.S. Marine Hospital lobby plan attached
and incorporated herein as Attachment "B"; and
3. The entire site; and
4. Major landscape features including, but not
limited to, walls, fences, driveways,
sidewalks, light fixtures, and trees.

B. Alterations of the designated features of the
buildings for the elimination of ducts, conduits, HVAC, vents,

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grills, fire escapes, pipes or modifications to the communication and mechanical equipment and other similar utility or mechanical elements necessary to the normal operation of the buildings may be approved by the Historic Preservation Officer (HPO) without the need for further action by the Board if the HPO determines, upon examination of submitted plans and specifications, that such alterations are consistent with the purposes of the Landmarks Preservation Ordinance. If the HPO disapproves such alterations, the owners may submit revised plans and specifications to the HPO or may apply to the Board for a Certificate of Approval for the alterations.

- C. A Certificate of Approval is not required for:
 1. Any in-kind maintenance or repairs of the above-noted features; and
 2. Removal or modification to non-designated structures on the campus, except for modifications that would extend beyond the existing building envelopes; and
 3. Minor landscape alterations including annuals, perennials, and removal and replacement of shrubs; and
 4. Signage with dimensions less than two square feet; and
 5. The repair and reconfiguration of the existing parking lots.

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 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.

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

Section 5. The Pacific Medical Center/U.S. Marine Hospital 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.

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(To be used for all Ordinances except Emergency.)

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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.

Morward Lee
Mayor.

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

Norwood J. Brooks
Attest: City Comptroller and City Clerk.

(SEAL)

Published.....

By *Margaret Carter*
Deputy Clerk.



The City of Seattle

Landmarks Preservation Board

700 Third Avenue - 6th floor - Seattle, Washington 98104 - (206) 684-0228

October 24, 1991

LPB 215/91

Councilmember Sue Donaldson
Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

Dear Councilmember Donaldson:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Land Use Committee and the City Council:

James W. Washington Home and Studio, 1816 - 26th Avenue
Harvard Mansion, 2706 Harvard Avenue East
Fremont Trolley Barn/Red Hook Ale Brewery, 3400 Phinney Ave. North
Pacific Medical Center, 1200 - 12th Avenue South
YMCA Central Branch, South Building, 909 Fourth Avenue

For the first four properties, controls and incentives agreements have been signed with the property owner. For the YMCA Building, the owner and the Landmarks Board could not come to an agreement, and the Board forwarded a recommended controls and incentives document to the Hearing Examiner for review. The Hearing Examiner upheld the Board's recommended controls and incentives; the owner did not appeal the Hearing Examiner's decision.

Please contact Elizabeth Chave at 684-0380 or Karen Gordon at 684-0381 if you have any questions.

Thank you for your consideration of these ordinances.

Sincerely,

Chuck Johnston
Chair, Landmarks Preservation Board

RECEIVED

OCT 24 1991

SUE DONALDSON
COUNCILMEMBER
SEATTLE CITY COUNCIL

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

Printed on Recycled Paper

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TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John Amador

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

CS 20 20

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STATE OF WASHINGTON - KING COUNTY

-ss.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD# 116055

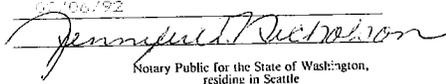
was published on

02/06/92

The amount of the fee charged for the foregoing publication is the sum of \$

C. Trent, which amount has been paid in full.

Subscribed and sworn to before me on

02/06/92

 Notary Public for the State of Washington,
 residing in Seattle

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Affidavit of Publication

License Code (Title 6, Subtitle I)	\$50.00
Master Use Permit (Ch. 25.76)	\$50.00
Noise Ordinance (Ch. 25.68)	\$50.00
Site Plan Review Ordinance	\$50.00
Districts (Ch. 25.24)	
Pioneer Square Minimum Maintenance Ordinance Ch. 25.28, Subchapter II)	\$50.00
Planned Unit Development (Ch. 24.66)	\$50.00
Radio Frequency Radiation Ordinance (Ch. 25.10)	\$50.00
Special Review Districts (Ch. 24.58)	\$50.00
State Environmental Policy Act (SEPA) (when not a Master Use Permit Component) (Ch. 25.04)	\$50.00
Utility Tax (Ch. 5.48)	\$50.00
Zoning Rulings and Interpretations	\$50.00
Cable Television Ordinance (Ch. 21.60)	No fee
Fair Employment Practices Ordinance (Ch. 14.04)	No fee
Landmarks Preservation (Sec. 25.12.740)	\$50.00
Open Housing Ordinance (Ch. 14.08)	No fee
Relocation Assistance (Ch. 20.84)	No fee
Seizure of Property -- Controlled Substances (RCW 69.30.505 (e))	No fee

City of Seattle
ORDINANCE 118555

AN ORDINANCE relating to historic preservation, imposing controls upon the Pacific Medical Center/U.S. Marine Hospital, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106340), 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 July 5, 1989, voted to approve the nomination of the Pacific Medical Center/U.S. Marine Hospital at 1200 - 12th Avenue South in Seattle as Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 16, 1989, the Board voted to approve the designation of the Pacific Medical Center/U.S. Marine Hospital as a Landmark under SMC Chapter 25.12; and

WHEREAS, on March 20, 1991, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Landmarks Preservation Board and Historic Preservation Officer (HPO) adopts the Development and Decision Review Guidelines for the Pacific Medical Center for its use in reviewing and making decisions on Certificate of Approval applications for this property; 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 Pacific Medical Center/U.S. Marine Hospital more particularly described as:

All of Blocks 4, 5 and 6 of Golf Heights Addition to the city of Seattle as recorded in Volume 24 of plate, page 12, records of King County, Washington, together with portion of South Norman Street, 13th Avenue South and alleyways vacated under Ordinance 56510, and along with a portion of South Judson Street vacated under Ordinance 62723, less that portion of said Block 5 dedicated for general street purposes.

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

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, 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
3. It is an outstanding work of an designer or builder; and
4. Because of its prominence of spatial location, prominence of siting, 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 features and characteristics of the Pacific Medical Center/U.S. Marine Hospital which was designated by the Board for preservation:

A. Except as provided in subsection 2.B. and 2.C. below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 *et seq.*, or the time for denying an application for a Certificate of Approval must have expired, before the owners may make alterations or significant changes including any new construction on the site to:

1. **Building Exterior:** The entire exterior of each building, except Buildings D, E, F, G, L, M, and N, as identified on the site plan attached hereto and incorporated herein as Attachment "A"; and
2. **Building Interiors:** The main lobby and associated waiting room of the Main Medical Building, as identified on the Pacific Medical Center/U.S. Marine Hospital lobby plan attached and incorporated herein as Attachment "B"; and
3. The entire site; and
4. Major landscape features including, but not limited to, walls, fences, driveways, sidewalks, light fixtures, and trees.

B. Alterations of the designated features of the buildings for the elimination of ducts, conduits, HVAC, vents,

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

Section 5. The Pacific Medical Center/U.S. Marine Hospital 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.

Section 7. This ordinance shall take effect one to five days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become law under the provisions of the City Charter.

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

GEORGE BENSON,
President of the City Council

Approved by me this 27th day of January, 1992.

MARGARET CARLIER,
Mayor

Filed by me this 27th day of January, 1992.

Attest: NORWARD J. BROOKS,
City Clerk and notary Clerk

(Signed by MARGARET CARLIER,
Mayor)

Published in the Official Record of the City of Seattle, King County, Washington, on the 27th day of January, 1992.

1992

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