

ORDINANCE No.

116056

COUNCIL BILL No.

108883

AN ORDINANCE relating to historic preservation, imposing controls upon the YMCA Central Branch (South 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 Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Law  
The City

Honorable President:

Your Committee on

to which was referred the within report that we have considered the

Full Com

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 27 1992	Approved: JAN 27 1992
Returned to City Clerk: JAN 31 1992	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

*Law Department*

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

by President:

Committee on \_\_\_\_\_

was referred the within Council Bill No. \_\_\_\_\_

that we have considered the same and respectfully recommend that the same:

*Full Council vote 9-0*

\_\_\_\_\_  
Committee Chair

ORDINANCE

116056

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3 AN ORDINANCE relating to historic preservation, imposing  
4 controls upon the YMCA Central Branch (South Building) a  
5 Landmark designated by the Landmarks Preservation Board  
6 under Chapter 25.12 of the Seattle Municipal Code  
7 (Ordinance 106348); and adding it to the Table of  
8 Historical Landmarks contained in Chapter 25.32 of the  
9 Seattle Municipal Code.

6 WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12  
7 of the Seattle Municipal Code (SMC), establishes a  
8 procedure for the designation and preservation of  
9 structures and areas having historical, cultural,  
10 architectural, engineering or geographic importance; and

9 WHEREAS, the Landmarks Preservation Board after a public  
10 hearing on September 21, 1988, voted to approve the  
11 nomination of the YMCA Central Branch (South Building) at  
12 909 Fourth Avenue in Seattle as a Landmark under SMC  
13 Chapter 25.12; and

11 WHEREAS, after a public hearing on November 2, 1988, the Board  
12 voted to approve the designation of the YMCA Central  
13 Branch (South Building) as a Landmark under SMC Chapter  
14 25.12; and

14 WHEREAS, on July 30, 1990, the City Hearing Examiner upheld  
15 the recommendation of the Landmarks Preservation Board  
16 to impose controls on the designated property, and the  
17 owners of the property did not appeal the decision to the  
18 City Council; and

16 WHEREAS, the Board recommends to the City Council approval of  
17 controls and incentives; Now, Therefore,

17 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

18 Section 1. DESIGNATION. That the designation by the  
19 Landmarks Preservation Board of the YMCA Central Branch (South  
20 Building) located on property more particularly described as:

21 Lots 6 and 7, Block 21 of C. D. Boren's Addition to  
22 the City of Seattle, recorded in Volume 1 of plats,  
23 page 25, records of King County, Washington.

23 as a Landmark based upon satisfaction of the criteria  
24 specified in SMC Section 25.12.350:

- 25 1) It is associated in a significant way with a  
26 significant aspect of the cultural, political, or  
27 economic heritage of the community, city, state or  
28 nation.
- 2) It embodies the distinctive visible characteristics  
of an architectural style, or period, or of a method  
of construction; and

is hereby acknowledged.

1           Section 2. CONTROLS. The following controls are hereby  
2 imposed on the features and characteristics of the YMCA  
3 Central Branch (South Building) which was designated by the  
4 Board for preservation:

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

8           1. The entire exterior of the building, including  
9 the roof and the following areas of the  
10 interior, as indicated on the floor plan  
11 attached and incorporated herein as Attachment  
12 "A":

13           (a) first floor - the main lobby and hallway,  
14 the boy's lounge and billiard room (the  
15 north section), and the two activity rooms  
16 located along the south wall of the  
17 building; and

18           (b) basement - the Army/Navy entrance off  
19 Marion Street, lobby and hallway, and the  
20 exercise rooms along the south wall.

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

24           Section 3. INCENTIVES.

25           A. Economic incentives may be made available as set  
26 forth in the Landmarks Preservation Board Recommendation on  
27 Controls and Incentives made between the Owner and the Board  
28 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.

          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.

          Section 5. The YMCA Central Branch (South Building) is  
hereby added to the Table of Historical Landmarks contained in  
Chapter 25.32 of the Seattle Municipal Code.

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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  
YMCA.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 27<sup>th</sup> day of January, 1992,  
and signed by me in open session in authentication of its passage this 27<sup>th</sup> day of  
January, 1992. [Signature]  
President of the City Council.

Approved by me this 31<sup>st</sup> day of January, 1992.  
[Signature] Mayor.

Filed by me this 31<sup>st</sup> day of January, 1992.  
[Signature]

Attest: [Signature]  
City Comptroller and City Clerk.

(SEAL)

Published.....

By [Signature]  
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



STATE OF WASHINGTON - KING COUNTY

13502  
City of Seattle

—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: 116056

was published on

02/06/92

The amount of the fee charged for the foregoing publication is the sum of \$ \_\_\_\_\_, which amount has been paid in full.

*C. Trent*

Subscribed and sworn to before me on

02/06/92

*James P. Nicholson*

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

ORDINANCE 116856

AN ORDINANCE relating to historic preservation, imposing controls upon the YMCA Central Branch (South Building) a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106342); 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 September 21, 1988, voted to approve the nomination of the YMCA Central Branch (South Building) at 309 Fourth Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on November 2, 1988, the Board voted to approve the designation of the YMCA Central Branch (South Building) as a Landmark under SMC Chapter 25.12; and

WHEREAS, on July 30, 1990, the City Hearing Examiner upheld the recommendation of the Landmarks Preservation Board to impose controls on the designated property, and the owners of the property did not appeal the decision to the City Council; 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. **RESIGNATION.** That the designation by the Landmarks Preservation Board of the YMCA Central Branch (South Building) located on property more particularly described as:

Lots 6 and 7, Block 21 of C. D. Boren's Addition to the City of Seattle, recorded in Volume 1 of plats, page 25, 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 a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

is hereby acknowledged.

Section 2. **CONTROLS.** The following controls are hereby imposed on the features and characteristics of the YMCA Central Branch (South Building) 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 and the following areas of the interior, as indicated on the floor plan attached and incorporated herein as Attachment "A":
    - (a) first floor - the main lobby and hallway, the boy's lounge and billiard room (the north section), and the two activity rooms located along the south wall of the building; and
    - (b) basement - the Army/Navy entrance off Marion Street, lobby and hallway, and the exercise rooms along the south wall.
- 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 Landmarks Preservation Board Recommendation on Controls and Incentives made 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