

Ordinance No. 120918

Council Bill No. 114291

AN ORDINANCE relating to historic preservation, imposing controls upon the Concord Elementary School, 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.

The City of Seattle
Council Bill/Ordinance

pass 30 ML
9-16-02 Pass

CF No. _____

Date Introduced: <u>SEP - 3 2002</u>		
Date 1st Referred: <u>SEP - 3 2002</u>	To: (committee) <u>Neighborhoods, Arts & Civil Rights Committee</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>9-16-02</u>	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor: <u>9-17-02</u>	Date Approved: <u>9/23/02</u>	
Date Returned to City Clerk: <u>9/24/02</u>	Date Published: <u>3pm</u>	T.O. <input checked="" type="checkbox"/> P.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

[Signature]

Councilmember

Committee Action:

pass 3-0 NL, JL, RC 9/12/02 (LAP)

9-16-02 Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: _____

(initial/date)

Law Department

[Signature]

Law Dept. Review

OMP
Review

City Clerk
Review

Electronic
Copy Loaded

Indexed

ORDINANCE 120918

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5 Elementary School, a Landmark designated by the Landmarks Preservation Board
6 under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of
7 Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.
8

9 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code
10 (SMC), establishes a procedure for the designation and preservation of structures and
11 areas having historical, cultural, architectural, engineering or geographic importance;
12 and
13

14 WHEREAS, the Landmarks Preservation Board, after a public meeting on January 7, 1998,
15 voted to approve the nomination of the Concord Elementary School at 723 South
16 Concord Street, in Seattle as a Landmark under SMC Chapter 25.12; and
17

18 WHEREAS, after a public meeting on February 18, 1998, the Board voted to approve the
19 designation of the Concord Elementary School and the site as a Landmark under
20 SMC Chapter 25.12; and
21

22 WHEREAS, on August 29, 2001, the Board and the owners of the designated property
23 agreed to controls and incentives; and
24

25 WHEREAS, the Board recommends to the City Council approval of controls and incentives;
26

27 NOW THEREFORE,
28

29 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:
30

31 Section 1. DESIGNATION: The designation by the Landmarks Preservation Board
32 of the Concord Elementary School, and its site, described as:
33


34 Lots 1 through 16 and Lots 21 through 48 incl. Block 2 Replat of South Park Reserve
35 as recorded in Volume 11, Page 16, records of King County, Washington. Together
36 with vacated alley within said Block 2. Vacated Ordinance No. 90486.
37

38 as a Landmark based upon satisfaction of the following standards of SMC Section
39 25.12.350:
40

41 C. It is associated in a significant way with a significant aspect of the cultural,
42 political, or economic heritage of the community, City, state or nation;
43

44 D. It embodies the distinctive visible characteristics of an architectural style, or
45 period, or of a method of construction;
46

47 Because of its prominence of spatial location, contrasts of siting, age, or scale, it



1 is an easily identifiable visual feature of its neighborhood or the City and contributes to the
2 distinctive quality or identity of such neighborhood or the City; is hereby acknowledged.
3

4 Section 2. CONTROLS: The following controls are hereby imposed on the features
5 and characteristics of the Concord Elementary School and its site, that were designated by
6 the Board for preservation:
7

8 A. CERTIFICATE OF APPROVAL PROCESS
9

10 1. A Certificate of Approval, issued by the City of Seattle's Landmarks
11 Preservation Board pursuant to Seattle Municipal Code, 25.12, must be obtained, or the time
12 for denying a Certificate of Approval application must have expired, before the owner may
13 make alterations or significant changes to:
14

15 The entire exterior of the 1913 school building, including the roof; the first floor
16 interior entrance and stairwell of the 1913 building; and the site if the change proposed is to
17 add new structure(s), to assure that the new structure's location and design is compatible
18 with the 1913 building.
19

20 2. A Certificate of Approval is not required for the 1970 building and the
21 portables.
22

23 3. A Certificate of Approval is not required for any in-kind maintenance or
24 repairs of the features listed in subsection 1.
25

26 B. ADMINISTRATIVE REVIEW
27

28 1. Administrative review and approval may be provided for the items listed in
29 subsection 3 according to the following procedures. The Owner shall submit to the City
30 Historic Preservation Officer (CHPO) a written request for these alterations, including
31 applicable drawings and/or specifications. If the CHPO, upon examination of submitted
32 plans and specifications, determines that such alterations are consistent with the purposes of
33 SMC 25.12 the alterations shall be approved without the need for any further action by the
34 Board. If the CHPO disapproves such alterations, the Owner may submit revised materials
35 to the CHPO, or submit in accordance with the Certificate of Approval process set forth in
36 SMC 25.12.
37

38 2. The CHPO shall submit his or her written decision on the Owner's submittal
39 to the Owner. Failure of the CHPO to approve or disapprove the request shall constitute
40 approval of the request.
41

42 3. Administrative review is available for the following:
43

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

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. Building and Energy Code exceptions on an application basis.

C. The availability of the Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) to all Seattle landmarks subject to controls imposed by designation ordinance, on an application basis.


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

Section 5. The Concord Elementary School and the site are 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 Design, Construction and Land Use.

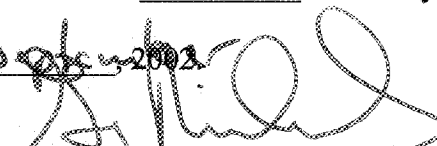
Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16th day of September 2002, and signed by me in open session in authentication of its passage this 16th day of September 2002.



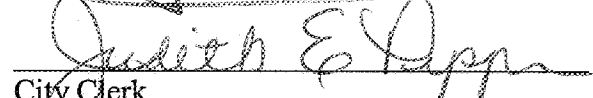
President _____ of the City Council

Approved by me this 23 day of September 2002.



Gregory J. Nickels, Mayor

Filed by me this 24th day of Sept, 2002.



City Clerk

(Seal)





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

July 25, 2002

Honorable Peter Steinbrueck
President
Seattle City Council
Municipal Building, 11th Floor

Dear Council President Steinbrueck:

Concord Elementary School is one of five elementary schools recently designated as an historic landmark by the Landmarks Preservation Board. The nomination was prepared and submitted by the Seattle School District in anticipation of the renovation of the school as part of the District's Building Excellence program. The designation of Concord School as a City landmark was supported by the District as well as the South Park neighborhood.

A Controls and Incentives Agreement has been signed by Seattle School District Superintendent Joseph Olchefske and has been approved by the Landmarks Preservation Board. Included in the landmark controls is the entire exterior of the 1913 Concord School Building, as well as the interior entrance and stairwell. The controls cover the site as well, to assure that the location and design of any proposed new structure(s) are compatible with the 1913 building.

All of the recently completed exterior renovations and additions were approved by the Landmarks Preservation Board through the Certificate of Approval process in 1999.

Thank you for your consideration of this legislation. Should you have questions please contact Elizabeth Chave in the Department of Neighborhoods at 684-0380.

Sincerely

A handwritten signature in black ink, appearing to read "Greg Nickels".

GREG NICKELS
Mayor of Seattle

cc Honorable Members of the Seattle City Council



FILED
CITY OF SEATTLE

Return Address:

Seattle City Clerk's Office
600 4th Avenue, Room 104
Seattle, WA 98104

2002 NOV 20 AM 10:00

CITY CLERK



20021022001820
SEATTLE CITY C CORD 23.00
PAGE 001 OF 005
10/22/2002 15:00
KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

2002 102 2001820

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled in.)

1. ORDINANCE #120918

Re - _____ of document.

AN ORDINANCE relating to historic preservation, imposing controls upon the Concord Elementary School, 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.

Grantor(s) (Last name first, then first name and initials) 1. City of Seattle Additional names on page----- of document.

Grantee(s) (Last name first, then first name and initials) 1. N/A 2.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Additional reference #'s on page -----of document N/A

Assessor's Property Tax Parcel/Account Number/ N/A

Assessor Tax # not yet assigned.

ORDINANCE 120918

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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 January 7, 1998, voted to approve the nomination of the Concord Elementary School at 723 South Concord Street, in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on February 18, 1998, the Board voted to approve the designation of the Concord Elementary School and the site as a Landmark under SMC Chapter 25.12; and

WHEREAS, on August 29, 2001, 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 Concord Elementary School, and its site, described as:

Lots 1 through 16 and Lots 21 through 48 incl. Block 2 Replat of South Park Reserve as recorded in Volume 11, Page 16, records of King County, Washington. Together with vacated alley within said Block 2. Vacated Ordinance No. 90486.

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

C. 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;

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

Because of its prominence of spatial location, contrasts of siting, age, or scale, it



102 2001228

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Passed by the City Council the 16th day of September 2002, and signed by me in open session in authentication of its passage this 16th day of September 2002.

Peter Stamburgh
President of the City Council

Approved by me this 23rd day of September
Gregory A. Nickels
Gregory A. Nickels, Mayor

Filed by me this 24th day of Sept, 2002
Judith E. Oppa
City Clerk

(Seal)



2002 102 2001020

2002 102 2001820

STATE OF WASHINGTON
COUNTY OF KING
CITY OF SEATTLE

} ss

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
COPY OF *Ordinance 120918*

AS THE SAME APPEARS ON FILE, AND ON RECORD IN THIS DEPARTMENT.

IN WITNESS WHEREOF, I HAVE ~~HEREBY~~ SET MY HAND AND AFFIXED
THE SEAL TO THE CITY OF SEATTLE, THIS *22nd day of October, 2002*

JUDITH E. PIPPIN
CITY CLERK

BY: *Margaret Carter*
DEPUTY CLERK

2002 102 2001820

STATE OF WASHINGTON – KING COUNTY

--SS.

150339
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

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

CT:120918/ORD IN FULL

was published on

10/14/2002



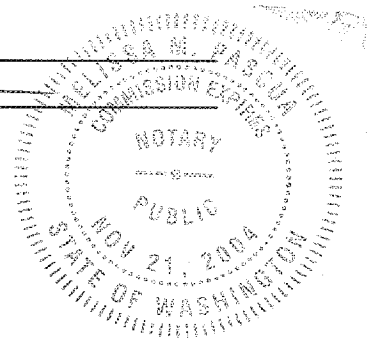
Subscribed and sworn to before me on

10/14/2002



Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication



State of Washington, King County

City of Seattle

ORDINANCE 120918

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WHEREAS, the Board recommends to the City Council approval of controls and incentives;

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