

Ordinance No. 123289

FIRE STATION 13

The City of Seattle – Legislative Department

Council Bill No. 116826

Council Bill/Ordinance sponsored by: *Samy S. Cannon*

AN ORDINANCE relating to historic preservation, imposing controls upon Fire Station #13, 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.

Committee Action:

| Date | Recommendation | Vote |
|----------------|----------------|-------------------|
| <i>4/29/10</i> | <i>APPROVE</i> | <i>2-0 SC, SB</i> |

Related Legislation File: _____

| | |
|--|---|
| Date Introduced and Referred: <i>4.5.10</i> | To: (committee): <i>Built Environment</i> |
| Date Re-referred: | To: (committee): |
| Date Re-referred: | To: (committee): |
| Date of Final Action: <i>5.10.10</i> | Date Presented to Mayor: <i>5.11.10</i> |
| Date Signed by Mayor: <i>5.13.10</i> | Date Returned to City Clerk: <i>May 14, 2010</i> |
| Published by Title Only _____ | Date Vetoed by Mayor: |
| Published in Full Text <input checked="" type="checkbox"/> | |
| Date Veto Published: | Date Passed Over Veto: |
| Date Veto Sustained: | Date Returned Without Signature: |

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

Full Council Action:

| Date | Decision | Vote |
|----------------|---------------|-----------------------------|
| <i>5.10.10</i> | <i>Passed</i> | <i>7-0 Excluded: TB, TR</i> |

Law Department

1 Station #13 for the purposes of this ordinance, and physically located at 3601 Beacon Avenue
2 South in Seattle, is hereby acknowledged.

3 A. Legal Description.

4 1. Fire Station #13 is located on a portion of the parcel legally described as:

5
6 Section 16, Township 24 North, Range 4, East W.M, described as follows: That
7 portion of SW ¼ of NW ¼, lying west of Beacon Avenue South and that portion of
8 NW ¼ of SW ¼ lying west of Beacon Avenue South and further described as
9 follows: from the south line of South Spokane Street as it now exist at the
10 intersection of the south line of South Spokane Street and the East line of 16th
11 Avenue South as vacated under Ordinance 86853 which is the west section line of
12 the southwest quarter section and the point of beginning, then south along the west
13 section line parallel to 16th Avenue South as vacated under Ordinance 86853 to a
14 point on the quarter corner, then 429.50' south along the west section line parallel to
15 16th Avenue South to a point on the west section line, then east, parallel to South
16 Spokane Street as originally laid out to the west margin of Beacon Avenue South,
17 then northwest along the west margin of Beacon Avenue South to a point where the
18 west margin of Beacon Avenue South intersects with the south margin of South
19 Spokane Street, then west along the south margin of South Spokane Street to the
20 point of beginning.

21
22 2. The portion of the parcel to be designated as a Landmark is legally described as
23 follows:



1 That portion of the southwest quarter of the northwest quarter of Section 16,
2 Township 24 North, Range 4 East, W.M. lying west of Beacon Avenue South and
3 south of South Spokane Street in King County Washington; described as follows:
4 Commencing at the center line intersection of South Spokane Street and Beacon
5 Avenue South; thence North 88°52'18" West along the center line of South Spokane
6 Street a distance of 64.33 feet to an intersection with the west margin of Beacon
7 Avenue South prolonged from the south; thence South 10°33'16" East, along said
8 prolonged west margin a distance of 33.70 feet to the True Point of Beginning;
9 Thence continuing South 10°33'16" East along said west margin a distance of 84.73
10 feet to an intersection with a line that is parallel with and 35 feet southerly from the
11 existing south wall of Fire Station no. 13;
12 Thence South 79°30'22" West along said parallel line a distance of 90.85 feet;
13 Thence North 43°43'50" West, a distance of 47.25 feet;
14 Thence North 88°44'16" West, a distance of 64.00 feet;
15 Thence North 01°40'07" East, a distance of 67.63 feet to the south margin of said
16 South Spokane Street.
17 Thence South 88°52'18" East, along said south margin a distance of 168.52 feet to the
18 True Point of Beginning.

19 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

20 25.12.660.A.2, the following specific features and/or characteristics of Fire Station #13 are
21 designated:
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- 23 1. The exterior of the building, excluding the 1986-87 addition, and
- 24 2. The parcel of property legally described above in Section 1.A, located at 3601
25 Beacon Avenue South in Seattle.



1 C. Basis of Designation. The designation was made because Fire Station #13 has
2 significant character, interest or value as a part of the development, heritage or cultural
3 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,
4 and because it satisfies the following from SMC 25.12.350:

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6
- 7 1. It is associated in a significant way with a significant aspect of the cultural,
8 political, or economic heritage of the community, City, state or nation (SMC
9 25.12.350.C).
 - 10 2. It embodies the distinctive visible characteristics of an architectural style, period,
11 or of a method of construction (SMC 25.12.350.D).
 - 12 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
13 an easily identifiable visual feature of its neighborhood or the City and contributes
14 to the distinctive quality or identity of such neighborhood or the City (SMC
15 25.12.350.F).
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18 Section 2. CONTROLS: The following controls are hereby imposed on the features and
19 characteristics of Fire Station #13 that were designated by the Board for preservation:

20 A. Certificate of Approval Process.

- 21 1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a
22 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
23 the time for denying a Certificate of Approval must have expired, before the
24
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26



1 owner may make alterations or significant changes to the following specific
2 features or characteristics:

- 3 a. The exterior of the improvement (the building), excluding the 1986-87
4 addition, and
5 b. The portion of the parcel of property legally described in Section 1.A.2,
6 located at 3601 Beacon Avenue South in Seattle.
7

8 2. No Certificate of Approval is required for the following:

- 9 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
10 b. Minor landscaping, including the removal or addition of trees under six (6)
11 inches in caliper, shrubs, perennials and annuals.
12

13 B. City Historic Preservation Officer (CHPO) Approval Process.

14 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
15 Ordinance according to the following procedure:

- 16 a. The owner shall submit to the City Historic Preservation Officer (CHPO) a
17 written request for the alterations, including applicable drawings and/or
18 specifications.
19 b. If the CHPO, upon examination of submitted plans and specifications,
20 determines that the alterations are consistent with the purposes of SMC
21 Chapter 25.12, the alterations shall be approved without further action by the
22 Board.
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1 c. If the CHPO does not approve the alterations, the owner may submit revised
2 materials to the CHPO, or apply to the Board for a Certificate of Approval
3 under SMC Chapter 25.12, as provided in Section 2.A.

4 2. The CHPO shall transmit a written decision on the owner's request to the owner
5 within 14 days of receipt of the request. Failure of the CHPO to approve or
6 disapprove the request shall constitute approval of the request.

7 3. CHPO approval for changes or alterations to the designated features or
8 characteristics of the landmark described in Section 1.B of this Ordinance, is
9 available for the following:

10 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
11 escapes, pipes, and other similar wiring or mechanical elements necessary for
12 the normal operation of the building.

13 b. The addition or elimination of Seattle Fire Department training equipment
14 attached to the designated features.

15 Section 3. INCENTIVES: The following incentives are hereby granted on the features
16 and characteristics of Fire Station #13 that were designated by the Board for preservation:

17 A. Uses not otherwise permitted in a zone may be authorized in a designated
18 Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal
19 Code Title 23.



1 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
2 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
3 the applicable provisions thereof.

4 C. Special tax valuation for historic preservation may be available under Chapter
5 84.26 RCW upon application and compliance with the requirements of that statute.
6

7 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
8 SMC 25.12.910.

9 Section 5. Fire Station #13 is hereby added to the Table of Historical Landmarks
10 contained in SMC Chapter 25.32.

11 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
12 King County Director of Records and Elections, deliver two certified copies to the City Historic
13 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
14 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
15 owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the 10th day of May, 2010, and
5 signed by me in open session in authentication of its passage this

6
7 10th day of May, 2010.

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10 
11 _____
12 President _____ of the City Council

11 Approved by me this ~~10~~ day of May, 2010.

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14 
15 _____
16 Michael McGinn, Mayor

16 Filed by me this 14th day of May, 2010.

17
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20 _____
21 City Clerk

20 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | DOF Analyst/Phone: |
|-----------------------------|------------------------------|---------------------------|
| Department of Neighborhoods | Elizabeth Chave/206-684-0380 | Amy Williams/206-233-2651 |

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Fire Station #13, 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.

• **Summary of the Legislation:**

The attached legislation acknowledges the designation of the Fire Station #13 as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Fire Station #13 to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

Fire Station #13 was built in 1928 and is located in the Beacon Hill neighborhood. A Controls and Incentives Agreement (Agreement) has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the Agreement apply to the exterior of the building and the site but do not apply to the following: alterations to the 1986-87 addition, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

• *Please check one of the following:*

 x **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*

Attachments:

Exhibit A – Vicinity Map of Fire Station #13



Elizabeth Chave/jom
DON, Fire Station 13, FISC Exhibit A
February 26, 2010
Version #1





City of Seattle

Michael McGinn, Mayor

Office of the Mayor

March 23, 2010

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates Fire Station #13 at 3601 Beacon Avenue South as a historic landmark, imposes controls, grants incentives and adds Fire Station #13 to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The agreement includes landmark controls for the exterior of the building and the site. The following are excluded from the controls: alterations to the 1986-87 addition, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at 206-684-0380.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McGinn".

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



20100525001150

SEATTLE CITY C ORD
PAGE-001 OF 009 70.00
05/25/2010 15:29
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) and corresponding number (or transaction contained therein)

1. Ordinance 123289

2.

Reference Number(s) of Documents assigned or released:

1.

Additional reference #'s on page ____ of document

Grantor(s)

1. City of Seattle

Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Public

2. Additional names on page ____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page ____ of document

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

_____ Signature of Requesting Party

FILED
CITY OF SEATTLE
10 JUN 22 AM 10:24
CITY CLERK

1 Station #13 for the purposes of this ordinance, and physically located at 3601 Beacon Avenue
2 South in Seattle, is hereby acknowledged.

3 A. Legal Description.

4 1. Fire Station #13 is located on a portion of the parcel legally described as:

5 Section 16, Township 24 North, Range 4, East W.M, described as follows: That
6 portion of SW ¼ of NW ¼, lying west of Beacon Avenue South and that portion of
7 NW ¼ of SW ¼ lying west of Beacon Avenue South and further described as
8 follows: from the south line of South Spokane Street as it now exist at the
9 intersection of the south line of South Spokane Street and the East line of 16th
10 Avenue South as vacated under Ordinance 86853 which is the west section line of
11 the southwest quarter section and the point of beginning, then south along the west
12 section line parallel to 16th Avenue South as vacated under Ordinance 86853 to a
13 point on the quarter corner, then 429.50' south along the west section line parallel to
14 16th Avenue South to a point on the west section line, then east, parallel to South
15 Spokane Street as originally laid out to the west margin of Beacon Avenue South,
16 then northwest along the west margin of Beacon Avenue South to a point where the
17 west margin of Beacon Avenue South intersects with the south margin of South
18 Spokane Street, then west along the south margin of South Spokane Street to the
19 point of beginning.
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21 2. The portion of the parcel to be designated as a Landmark is legally described as
22 follows:
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That portion of the southwest quarter of the northwest quarter of Section 16, Township 24 North, Range 4 East, W.M. lying west of Beacon Avenue South and south of South Spokane Street in King County Washington; described as follows: Commencing at the center line intersection of South Spokane Street and Beacon Avenue South; thence North 88°52'18" West along the center line of South Spokane Street a distance of 64.33 feet to an intersection with the west margin of Beacon Avenue South prolonged from the south; thence South 10°33'16" East, along said prolonged west margin a distance of 33.70 feet to the True Point of Beginning; Thence continuing South 10°33'16" East along said west margin a distance of 84.73 feet to an intersection with a line that is parallel with and 35 feet southerly from the existing south wall of Fire Station no. 13; Thence South 79°30'22" West along said parallel line a distance of 90.85 feet; Thence North 43°43'50" West, a distance of 47.25 feet; Thence North 88°44'16" West, a distance of 64.00 feet; Thence North 01°40'07" East, a distance of 67.63 feet to the south margin of said South Spokane Street. Thence South 88°52'18" East, along said south margin a distance of 168.52 feet to the True Point of Beginning.

B. Specific Features and/or Characteristics Designated. Pursuant to SMC

25.12.660.A.2, the following specific features and/or characteristics of Fire Station #13 are designated:

1. The exterior of the building, excluding the 1986-87 addition, and
2. The parcel of property legally described above in Section 1.A, located at 3601 Beacon Avenue South in Seattle.



1 C. Basis of Designation. The designation was made because Fire Station #13 has
2 significant character, interest or value as a part of the development, heritage or cultural
3 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,
4 and because it satisfies the following from SMC 25.12.350:

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6
7 1. It is associated in a significant way with a significant aspect of the cultural,
8 political, or economic heritage of the community, City, state or nation (SMC
9 25.12.350.C).
10 2. It embodies the distinctive visible characteristics of an architectural style, period,
11 or of a method of construction (SMC 25.12.350.D).
12 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
13 an easily identifiable visual feature of its neighborhood or the City and contributes
14 to the distinctive quality or identity of such neighborhood or the City (SMC
15 25.12.350.F).
16

17 Section 2. CONTROLS: The following controls are hereby imposed on the features and
18 characteristics of Fire Station #13 that were designated by the Board for preservation:
19

20 A. Certificate of Approval Process.

- 21 1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a
22 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
23 the time for denying a Certificate of Approval must have expired, before the
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1 owner may make alterations or significant changes to the following specific
2 features or characteristics:

- 3 a. The exterior of the improvement (the building), excluding the 1986-87
4 addition, and
5 b. The portion of the parcel of property legally described in Section 1.A.2,
6 located at 3601 Beacon Avenue South in Seattle.

7
8 2. No Certificate of Approval is required for the following:

- 9 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
10 b. Minor landscaping, including the removal or addition of trees under six (6)
11 inches in caliper, shrubs, perennials and annuals.

12
13 B. City Historic Preservation Officer (CHPO) Approval Process.

14 1. The CHPO may review and approve the items listed in Section 2.B.3 of this
15 Ordinance according to the following procedure:

- 16 a. The owner shall submit to the City Historic Preservation Officer (CHPO) a
17 written request for the alterations, including applicable drawings and/or
18 specifications.
19 b. If the CHPO, upon examination of submitted plans and specifications,
20 determines that the alterations are consistent with the purposes of SMC
21 Chapter 25.12, the alterations shall be approved without further action by the
22 Board.
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c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. The addition or elimination of Seattle Fire Department training equipment attached to the designated features.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of Fire Station #13 that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title 23.



Elizabeth Chave/jom
DON, FireStation#13 Landmark Designation ORD
February 18, 2010
Version #2

1 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
2 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
3 the applicable provisions thereof.

4 C. Special tax valuation for historic preservation may be available under Chapter
5 84.26 RCW upon application and compliance with the requirements of that statute.

6 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
7 SMC 25.12.910.

8 Section 5. Fire Station #13 is hereby added to the Table of Historical Landmarks
9 contained in SMC Chapter 25.32.

10 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
11 King County Director of Records and Elections, deliver two certified copies to the City Historic
12 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
13 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
14 owner of the landmark.
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Elizabeth Chave/jom
DON, FireStation#13 Landmark Designation ORD
February 18, 2010
Version #2

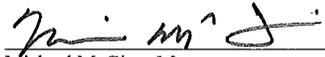
1 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the 10th day of May, 2010, and
5 signed by me in open session in authentication of its passage this

6 10th day of May, 2010.

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9 
10 President _____ of the City Council

11 Approved by me this 15th day of May, 2010.

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14 
15 Michael McGinn, Mayor

16 ~~State of Washington~~ Approved by me this 14th day of May, 2010.
17 ~~County of King~~

18 Janet Polata ~~certify that this is a true and correct~~
19 ~~copy of~~ _____ ~~on file in the records~~

20 ~~(Seal)~~ Ordinance No. 123289 City Clerk
21 of the City of Seattle Office of the City Clerk

22



Signed by:
Signature: 
Title: Information Specialist
Date: May 19, 2010



STATE OF WASHINGTON – KING COUNTY

--SS.

254991
CITY OF SEATTLE, CLERKS OFFICE

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.

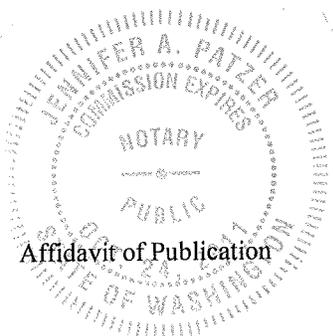
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123289 ORDINANCE

was published on

05/20/10

The amount of the fee charged for the foregoing publication is the sum of \$ 368.55, which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

05/20/10

Notary public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 123289

AN ORDINANCE relating to historic preservation, imposing controls upon Fire Station #13, 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.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on December 1, 2004, voted to approve the nomination of the improvement (the building) and a portion of the parcel of property on which the improvement is located at 3601 Beacon Avenue South in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 5, 2005, the Board voted to approve the designation of Fire Station #13 under SMC Chapter 25.12; and

WHEREAS, on September 21, 2005, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, on February 17, 2010, the Board approved the legal description for the portion of the legal parcel that describes the designated site; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. **DESIGNATION:** Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of the parcel of property on which the improvement is located, collectively referred to as Fire Station #13 for the purposes of this ordinance, and physically located at 3601 Beacon Avenue South in Seattle, is hereby acknowledged.

A. Legal Description.

1. Fire Station #13 is located on a portion of the parcel legally described as: Section 16, Township 24 North, Range 4, East W.M., described as follows: That portion of SW ¼ of NW ¼, lying west of Beacon Avenue South and that portion of NW ¼ of SW ¼ lying west of Beacon Avenue South and further described as follows: from the south line of South Spokane Street as it now exist at the intersection of the south line of South Spokane Street and the East line of 16th Avenue South as vacated under Ordinance 86853 which is the west section line of the southwest quarter section and the point of beginning, then south along the west section line parallel to 16th Avenue South as vacated under Ordinance 86853 to a point on the quarter corner, then 429.50' south along the west section line parallel to 16th Avenue South to a point on the west section line, then east, parallel to South Spokane Street as originally laid out to the west margin of Beacon Avenue South, then northwest along the west margin of Beacon Avenue South to a point where the west margin of Beacon Avenue South intersects with the south margin of South Spokane Street, then west along the south margin of South Spokane Street to the point of beginning.

2. The portion of the parcel to be designated as a Landmark is legally described as follows: That portion of the southwest quarter of the northwest quarter of Section 16, Township 24 North, Range 4 East, W.M. lying west of Beacon Avenue South and south of South Spokane Street in King County Washington; described as follows:

Commencing at the center line intersection of South Spokane Street and Beacon Avenue South; thence North 88°52'18" West along the center line of South Spokane Street a distance of 64.33 feet to an intersection with the west margin of Beacon Avenue South prolonged from the south; thence South 10°33'16" East, along said prolonged west margin a distance of 33.70 feet to the True Point of Beginning;

Thence continuing South 10°33'16" East along said west margin a distance of 84.73 feet to an intersection with a line that is parallel with and 35 feet southerly from the existing south wall of Fire Station no. 13;

Thence South 79°30'22" West along said parallel line a distance of 90.85 feet;

Thence North 43°43'50" West, a distance of 47.25 feet;

Thence North 88°44'16" West, a distance of 64.00 feet;

Thence North 01°40'07" East, a distance of 67.63 feet to the south margin of said South Spokane Street.

Thence South 88°52'18" East, along said south margin a distance of 168.52 feet to the True Point of Beginning.

B. **Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660.A.2, the following specific features and/or characteristics of Fire Station #13 are designated:

1. The exterior of the building, excluding the 1986-87 addition, and

2. The parcel of property legally described above in Section 1.A, located at 3601 Beacon Avenue South in Seattle.

C. **Basis of Designation.** The designation was made because Fire Station #13 has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from SMC 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 (SMC 25.12.350.C).

2. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction (SMC 25.12.350.D).

3. Because of its prominence of spatial location, contrasts 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 (SMC 25.12.350.F).

Section 2. **CONTROLS:** The following controls are hereby imposed on the features and characteristics of Fire Station #13 that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:

a. The exterior of the improvement (the building), excluding the 1986-87 addition, and

b. The portion of the parcel of property legally described in Section 1.A.2, located at 3601 Beacon Avenue South in Seattle.

2. No Certificate of Approval is required for the following:

a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.

b. Minor landscaping, including the removal or addition of trees under six (6) inches in caliper, shrubs, perennials and annuals.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC Chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. The addition or elimination of Seattle Fire Department training equipment attached to the designated features.

Section 3. **INCENTIVES:** The following incentives are hereby granted on the features and characteristics of Fire Station #13 that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title 23.

B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

C. Special tax valuation for historic preservation may be available under Chapter 84.26 RCW upon application and compliance with the requirements of that statute.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. Fire Station #13 is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of the ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

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 10th day of May, 2010, and signed by me in open session in authentication of its passage this 10th day of May, 2010.

Richard Conlin

President of the City Council

Approved by me this 13th day of May, 2010.

Michael McGinn, Mayor

Filed by me this 14th day of May, 2010.

Publication ordered by the City Clerk
Date of publication in the Seattle Daily Journal of Commerce, May 20, 2010.

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