

Ordinance No. 123428

Council Bill No. 116988

AN ORDINANCE relating to historic preservation, imposing controls upon the Naval Reserve Armory, 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.

Related Legislation File: \_\_\_\_\_

Date Introduced and Referred: <u>Oct. 11, 2010</u>	To: (committee): <u>Built Environment</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>10.18.10</u>	Date Presented to Mayor: <u>10.19.10</u>
Date Signed by Mayor: <u>Oct. 22, 2010</u>	Date Returned to City Clerk: <u>Oct. 22, 2010</u>
Published by Title Only _____	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/>	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

### The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Spring & Commerce

#### Committee Action:

Date	Recommendation	Vote
<u>10/21/10</u>	<u>PASS</u>	<u>2-0 SC, SB</u>

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

#### Full Council Action:

Date	Decision	Vote
<u>10.18.10</u>	<u>Passed</u>	<u>9-0</u>

ORDINANCE 123428

AN ORDINANCE relating to historic preservation, imposing controls upon the Naval Reserve Armory, 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 February 4, 2009, voted to approve the nomination of the improvement known as the Naval Reserve Armory and a portion of the property on which the improvement is located at 860 Terry Avenue North in Seattle (the improvement and the portion of the property is referred to as the Naval Reserve Armory for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 18, 2009 the Board voted to approve the designation of the Naval Reserve Armory under SMC Chapter 25.12; and

WHEREAS, on December 16, 2009, the Board and the owner of the designated landmark agreed to controls and incentives; 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 known as the Naval Reserve Armory and a portion of the property located at 860 Terry Avenue North in Seattle, is hereby acknowledged.



1           A.     Legal Description. The Naval Reserve Armory is located on the property legally  
2 described as:

3               Lots 9-13, inclusive, Block 74, Lake Union Shore Lands, Situate in the City of Seattle,  
4               County of King, State of Washington.

5           B.     Specific Features and/or Characteristics Designated. Pursuant to SMC  
6 25.12.660.A.2, the following specific features and/or characteristics of the Naval Reserve  
7 Armory are designated:

- 8               1. The exterior of the building.
- 9               2. The following interior spaces: the west lobby with adjacent landing and stairwell,  
10              the north lobby, the drill hall, the Ward Room (2nd floor) and the bridge (at the  
11              fourth level on the north end).
- 12              3. The site, excluding lot 13 of the legally described site.

13           C.     Basis of Designation. The designation was made because the Naval Reserve  
14 Armory has significant character, interest or value as a part of the development, heritage or  
15 cultural characteristics of the City, state or nation, it has integrity or the ability to convey its  
16 significance, and because it satisfies the following from Section 25.12.350:

- 17              1. It is associated in a significant way with a significant aspect of the cultural,  
18              political, or economic heritage of the community, City, state or nation (SMC  
19              25.12.350.C).
- 20              2. It embodies the distinctive visible characteristics of an architectural style, period,  
21              or of a method of construction (SMC 25.12.350.D).
- 22              3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
23              is an easily identifiable visual feature of its neighborhood or the City and  
24              contributes to the distinctive quality or identity of such neighborhood or the City  
25              (SMC 25.12.350.F).



1 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
2 characteristics of the Naval Reserve Armory that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

- 4 1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a  
5 Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or  
6 the time for denying a Certificate of Approval must have expired, before the  
7 owner may make alterations or significant changes to the following specific  
8 features or characteristics:
- 9 a. The exterior of the building.
  - 10 b. The following interior spaces: the west lobby with adjacent landing and  
11 stairwell, the north lobby, the drill hall, the Ward Room (2nd floor) and the  
12 bridge (at the fourth level on the north end).
  - 13 c. The site, excluding lot 13 of the legally described site.
- 14 2. No Certificate of Approval or approval by the City Historic Preservation Officer  
15 (CHPO) is required for the following:
- 16 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
  - 17 b. Installation of signage required by code.
  - 18 c. Temporary exterior furnishings, including chairs, tables, benches, and trash  
19 receptacles not attached to designated features.
  - 20 d. The removal and/or addition of the following landscape elements: trees less  
21 than eight inches (8 inches) in diameter measured four and one-half feet (4 ½  
22 feet) above ground, shrubs, perennials and annuals.
  - 23 e. Installation of temporary interior window coverings.
  - 24 f. Installation of exterior security lighting, video cameras, and security systems  
25 equipment.
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1 g. Installation of temporary installations for exhibitions, programs, or events  
2 (i.e., display cases, trade fixtures, casework, screens/temporary partitions and  
3 artifacts), that are not permanently affixed and do not adversely affect  
4 designated features. However, if attachment to a designated feature is  
5 required, no review is necessary if the following guidelines are used for the  
6 attachment:

- 7 1. The attachment is the minimum required to ensure seismic stability;  
8 2. The attachment will be made in a manner such that, when removed in the  
9 future, the integrity of the designated feature will be unimpaired.

10 Temporary installations required to be attached to the Drill Hall floor shall  
11 minimally impact the floor and shall be repaired by replacing individual  
12 blocks of the end-grain fir flooring of the same size and grain, and finished  
13 in a manner compatible with the surrounding area.

14 h. Installation of furniture, fixtures or equipment (i.e. ticketing desk, audio/visual  
15 cabinets, retail fixtures, shelving etc.) except that such installations shall be  
16 subject to the same attachment criteria set forth in Section 2.A.2.g.

17 i. Alterations to non-original light fixtures associated with installations under  
18 Section 2.A.2.g.

19 j. Installation of temporary banners or signs for exhibitions, programs, or events  
20 in locations previously approved by the Board and utilizing the approved  
21 method of attachment.

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

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

25 a. The owner shall submit to the CHPO a written request for the alterations,  
26 including applicable drawings and/or specifications.

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- 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. For the specified features and characteristics of the building, 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 replacement of deteriorated wood pier pilings and deteriorated decking with other materials as necessary to meet requirements of applicable environmental regulations.
  - c. Signage other than signage excluded in Section 2.A.2.

Section 3. INCENTIVES. The following incentives are hereby granted on the features and characteristics of the Naval Reserve Armory that were designated by the Board for preservation:



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

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

7           C.     Special tax valuation for historic preservation may be available under Chapter  
8 84.26 RCW upon application and compliance with the requirements of that statute.

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

11          Section 5. The Naval Reserve Armory is hereby added to the Table of Historical  
12 Landmarks contained in SMC Chapter 25.32.

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

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

4 Passed by the City Council the 18<sup>th</sup> day of October, 2010, and  
5 signed by me in open session in authentication of its passage this  
6 18<sup>th</sup> day of October, 2010.

7  
8   
9 \_\_\_\_\_  
10 President of the City Council

11 Approved by me this 22<sup>nd</sup> day of October, 2010

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13   
14 \_\_\_\_\_  
15 Michael McGinn, Mayor

16 Filed by me this 22<sup>nd</sup> day of October, 2010.

17  
18   
19 \_\_\_\_\_  
20 City Clerk

21 (Seal)

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Sarah Sodt/206-615-1786	Amy Williams/206-233-2651

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon the Naval Reserve Armory, 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 Naval Reserve Armory as a historic landmark based upon a determination by the Landmarks Preservation Board and adds the building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

The Naval Reserve Armory was built in 1940-42, in the South Lake Union neighborhood. A Controls and Incentives Agreement has been signed by the owners and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, the following interior spaces: the west lobby with adjacent landing and stairwell, the north lobby, the drill hall, the Ward Room (2<sup>nd</sup> floor) and the bridge (at the fourth level on the north end), and a portion of the site. However, the controls do not apply to various temporary interior alterations, temporary exhibition signage in approved locations, changes to various landscape elements, and any in-kind maintenance or repairs of the designated features.

• *Please check one of the following:*

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

• **List attachments to the fiscal note below:**

Exhibit A – Vicinity Map of the Naval Reserve Armory







City of Seattle  
Office of the Mayor

September 21, 2010

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Naval Reserve Armory located at 860 Terry Avenue North as a historic landmark and adds it 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 controls in the agreement apply to the exterior of the building, the following interior spaces: the west lobby with adjacent landing and stairwell, the north lobby, the drill hall, the Ward Room (2<sup>nd</sup> floor) and the bridge (at the fourth level on the north end), and a portion of the site. However, the controls do not apply to various temporary interior alterations, temporary exhibition signage in approved locations, changes 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 Sarah Sodt, Department of Neighborhoods at 206-615-1786.

Sincerely,

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



**20101102000832**

SEATTLE CITY C ORD 71.00  
PAGE-001 OF 010  
11/02/2010 11:48  
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

**Document Title(s)** (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

1. Ordinance 123428

**Grantor(s)**

1.City of Seattle

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

1.Public

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

Additional reference #'s on page 2 of document

Lots 9-13, inclusive, Block 74, Lake Union Shore Lands, Situate in the City of Seattle, County of King, State of Washington.

**Assessor's Property Tax Parcel/Account Number**

# 4088803210

Assessor Tax # not yet assigned.

N/A

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

ORDINANCE 123429

AN ORDINANCE relating to historic preservation, imposing controls upon the Seward Park Inn, 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 April 2, 2003, voted to approve the nomination of the Seward Park Inn, both the improvement (the building) and a portion of the parcel of property on which the improvement is located at 5900 Lake Washington Boulevard South in Seattle, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 7, 2003, the Board voted to approve the designation of the Seward Park Inn under SMC Chapter 25.12; and

WHEREAS, on April 21, 2004, the Board and the owner of the designated landmark agreed to controls and incentives; 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 property on which the improvement is located, collectively referred to as the Seward Park Inn



1 for the purposes of this ordinance, at 5900 Lake Washington Boulevard South in Seattle is hereby  
2 acknowledged.

3 A. Legal Description.

4 1. The Seward Park Inn is located on the property legally described as:

5 Government Lot 3 in Section 14; Government lots 1,2 and 3 in Section 23; Tracts  
6 23, 24, and 25 of B. W. John's and C. H. Hanford's 5 acre tracts. Together with  
7 that portion of Government Lot 5 lying southerly of the south line of said Tract 23  
8 in Section 23; Government Lots 1, 2, and 3 in Section 24; all in Township 24  
9 North, Range 4 East, W.M. together with all abutting lake Washington Shorelands  
10 and including all boulevards, streets, and alleys lying within the aforescribed  
11 lots, tracts and shorelands.

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14 2. The portion of the property designated as a Landmark is described as follows:

15 That portion of Lot 23 B.W. John's and C.H Hanford's Five Acre Lots in Section  
16 23, Township 24 North, Range 4 East, W.M. as recorded on page 72, Volume 2 of  
17 Plats, records of King County, Washington, and that portion of Government Lot 5  
18 Section 23, Township 24 North, Range 4 East, W.M. in King County,  
19 Washington, described as follows;

20 Commencing at the centerline intersection of South Juneau Street and Seward  
21 Park Avenue South as platted in Supplemental Plat of the Uplands Vol.31, p.34  
22 King County records, said point lying S 88°39'39" E of and 123.45 feet distant  
23 from the north west corner of Government Lot 5 (1/16th corner).

24 Thence S 88°39'39" E along the centerline of South Juneau Street, also being the  
25 north line of Government Lot 5, a distance of 172.68 feet to the intersection with  
26



1 the east line of said Supplemental Plat of the Uplands and the west line of  
2 property under the jurisdiction of the City of Seattle Department of Parks &  
3 Recreation.

4 Thence continuing S 88°39'39" E along the north line of Government Lot 5 a  
5 distance of 408.60 feet to the intersection with a line parallel with and distant 30  
6 feet west of the west line of a building known as "Seward Park Annex" and being  
7 the True Point of Beginning.

8 Thence N 01°30'06" E parallel with said west line a distance of 20.40 feet to the  
9 intersection with a line parallel with and distant 20 feet north of the north line of  
10 "Seward Park Annex";

11 Thence S 88°29'54" E parallel with said north line a distance of 90.00 feet to the  
12 intersection with a line parallel with and distant 20 feet east of the east line of  
13 "Seward Park Annex";

14 Thence S 01°30'06" W parallel with said east line a distance of 76.00 feet to the  
15 intersection with a line parallel with and distant 20 feet south of the south line of  
16 "Seward Park Annex";

17 Thence N 88°29'54" W parallel with said south line a distance of 90.00 feet to the  
18 intersection with a line parallel with and distant 30 feet west of the west line of  
19 "Seward Park Annex";

20 Thence N 01°30'06" E parallel with said west line a distance of 55.60 feet to the  
21 True Point of Beginning.

22 AREA: 6840 sq.ft.

23  
24 For illustrative purposes, Attachment A to this ordinance is a map that depicts the  
25 portion of the parcel to be designated as a landmark. In the case of any  
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1 discrepancy between that map and the legal description above, the legal  
2 description shall prevail.

3  
4 B. Specific Features and/or Characteristics Designated. Pursuant to SMC

5 25.12.660.A.2, the following specific features and/or characteristics of the Seward Park Inn are  
6 designated:

- 7
- 8 1. The exterior of the building.
  - 9 2. The interior of the former refreshment room on the first floor and the former  
10 living and dining rooms on the second floor of the building.
  - 11 3. The property legally described above in Section 1.A.2, located at 5900 Lake  
12 Washington Boulevard South in Seattle.

13 C. Basis of Designation. The designation was made because the Seward Park Inn has  
14 significant character, interest or value as a part of the development, heritage or cultural  
15 characteristics of the City, state or nation, it has integrity or the ability to convey its significance,  
16 and because it satisfies the following from SMC 25.12.350:

- 17
- 18 1. It embodies the distinctive visible characteristics of an architectural style, period,  
19 or of a method of construction (SMC 25.12.350.D).
  - 20 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
21 an easily identifiable visual feature of its neighborhood or the City and contributes  
22 to the distinctive quality or identity of such neighborhood or the City (SMC  
23 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
2 characteristics of the Seward Park Inn that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

4 1. Except as provided in Section 2.A.2 of this ordinance, the owner must obtain a  
5 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or  
6 the time for denying a Certificate of Approval must have expired, before the  
7 owner may make alterations or significant changes to the following specific  
8 features or characteristics:  
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- 10 a. The exterior of the building.  
11  
12 b. The interior of the former refreshment room on the first floor and the former  
13 living room and dining rooms on the second floor of the building.  
14  
15 c. The property legally described in Section 1.A.2, located at 5900 Lake  
16 Washington Boulevard South in Seattle.

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

- 18 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
19  
20 b. The removal or addition of trees under twelve inches in caliper, and shrubs,  
21 perennials and annuals.  
22  
23 c. Exterior security lighting.  
24  
25 d. Floor finishes or floor coverings.  
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27 e. Removal of the ADA entry deck to the second floor.  
28  
f. Play area, including containment, surfacing and play equipment.



1 g. Walkways and pathways on the site.

2 h. Park furnishings and signage.

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

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

6 a. The owner shall submit to the CHPO a written request for the alterations,  
7 including applicable drawings and/or specifications.

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

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

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

18 3. CHPO approval for changes or alterations to the designated features or  
19 characteristics of the landmark described in Section 1.B of this ordinance, is  
20 available for the following:  
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- 1           a. The addition or elimination of duct conduits, HVAC vents, grilles, fire  
2           escapes, pipes, and other similar wiring or mechanical elements necessary for  
3           the normal operation of the building.  
4           b. Minor alterations to the ADA access deck to the second floor.

6           Section 3. INCENTIVES: The following incentives are hereby granted on the features  
7           and characteristics of the Seward Park Inn that were designated by the Board for preservation:  
8

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

12          B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
13          22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
14          the applicable provisions thereof.  
15

16          C. Special tax valuation for historic preservation may be available under Chapter  
17          84.26 RCW upon application and compliance with the requirements of that statute.  
18

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

21          Section 5. The Seward Park Inn is hereby added to the Table of Historical landmarks  
22          contained in SMC Chapter 25.32.

23          Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
24          King County Director of Records and Elections, deliver two certified copies to the City Historic  
25



1 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
2 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
3 owner of the landmark.

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

8 Passed by the City Council the 18<sup>th</sup> day of October, 2010, and  
9 signed by me in open session in authentication of its passage this

10 18<sup>th</sup> day of October, 2010.

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13 \_\_\_\_\_  
14 President \_\_\_\_\_ of the City Council

15 Approved by me this 22<sup>nd</sup> day of October, 2010.

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17   
18 \_\_\_\_\_  
19 Michael McGinn, Mayor

20 Filed by me this 22<sup>nd</sup> day of October, 2010.

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23 \_\_\_\_\_  
24 City Clerk

25 (Seal)

26 Attachment A-Site map of the Seward Park Inn



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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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262581  
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 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

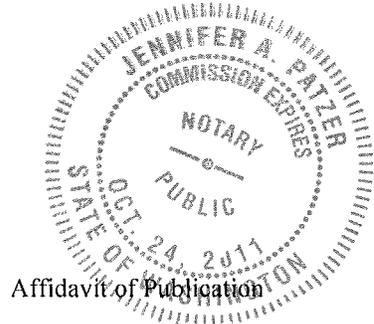
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123428 ORDINANCE

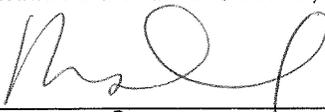
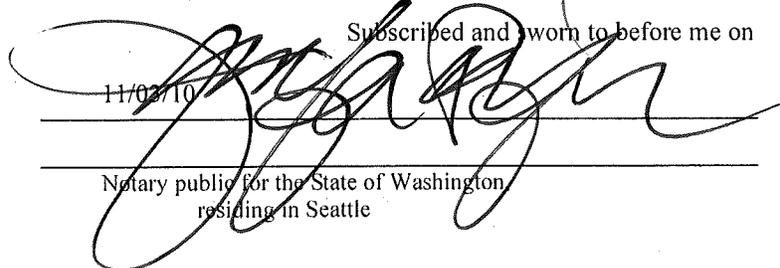
was published on

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Affidavit of Publication

  
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Subscribed and sworn to before me on  
11/03/10  
  
\_\_\_\_\_  
Notary public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 125428

AN ORDINANCE relating to historic preservation, imposing controls upon the Naval Reserve Armory, 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 February 4, 2009, voted to approve the nomination of the improvement known as the Naval Reserve Armory and a portion of the property on which the improvement is located at 860 Terry Avenue North in Seattle (the improvement and the portion of the property is referred to as the Naval Reserve Armory for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on March 18, 2009 the Board voted to approve the designation of the Naval Reserve Armory under SMC Chapter 25.12; and

WHEREAS, on December 16, 2009, the Board and the owner of the designated landmark agreed to controls and incentives; 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 known as the Naval Reserve Armory and a portion of the property located at 860 Terry Avenue North in Seattle, is hereby acknowledged.

**A. Legal Description.** The Naval Reserve Armory is located on the property legally described as:

Lots 9-13, inclusive, Block 74, Lake Union Shore Lands, Situate in the City of Seattle, County of King, State of Washington.

**B. Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660.A.2, the following specific features and/or characteristics of the Naval Reserve Armory are designated:

1. The exterior of the building.
2. The following interior spaces: the west lobby with adjacent landing and stairwell, the north lobby, the drill hall, the Ward Room (2nd floor) and the bridge (at the fourth level on the north end).
3. The site, excluding lot 13 of the legally described site.

**C. Basis of Designation.** The designation was made because the Naval Reserve Armory 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 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 (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 the Naval Reserve Armory 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 building.
  - b. The following interior spaces: the west lobby with adjacent landing and stairwell, the north lobby, the drill hall, the Ward Room (2nd floor) and the bridge (at the fourth level on the north end).
  - c. The site, excluding lot 13 of the legally described site.
2. No Certificate of Approval or approval by the City Historic Preservation Officer (CHPO) is required for the following:
- a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
  - b. Installation of signage required by code.
  - c. Temporary exterior furnishings, including chairs, tables, benches, and trash receptacles not attached to designated features.
  - d. The removal and/or addition of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one-half feet (4 1/2 feet) above ground, shrubs, perennials and annuals.
  - e. Installation of temporary interior window coverings.
  - f. Installation of exterior security lighting, video cameras, and security systems equipment.
  - g. Installation of temporary installations for exhibitions, programs, or events (i.e., display cases, trade fixtures, casework, screens/temporary partitions and artifacts), that are not permanently affixed and do not adversely affect designated features. However, if attachment to a designated feature is required, no review is necessary if the following guidelines are used for the attachment:

1. The attachment is the minimum required to ensure seismic stability;
2. The attachment will be made in a manner such that, when removed in the future, the integrity of the designated feature will be unimpaired. Temporary installations required to be attached to the Drill Hall floor shall minimally impact the floor and shall be repaired by replacing individual blocks of the end-grain fir flooring of the same size and grain, and finished in a manner compatible with the surrounding area.
- h. Installation of furniture, fixtures or equipment (i.e. ticketing desk, audio/visual cabinets, retail fixtures, shelving etc.) except that such installations shall be subject to the same attachment criteria set forth in Section 2.A.2.g.
- i. Alterations to non-original light fixtures associated with installations under Section 2.A.2.g.
- j. Installation of temporary banners or signs for exhibitions, programs, or events in locations previously approved by the Board and utilizing the approved method of attachment.

### 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 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:

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- a. For the specified features and characteristics of the building, 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 replacement of deteriorated wood pier pilings and deteriorated decking with other materials as necessary to meet requirements of applicable environmental regulations.

- c. Signage other than signage excluded in Section 2.A.2.

**Section 3. INCENTIVES.** The following incentives are hereby granted on the features and characteristics of the Naval Reserve Armory 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 of the 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. The Naval Reserve Armory 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 this ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer, 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 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 18th day of October, 2010, and signed by me in open session in authentication of its passage this 18th day of October, 2010.

Richard Conlin

President of the City Council

Approved by me this 22nd day of October, 2010

Michael McGinn, Mayor

Filed by me this 22nd day of October, 2010.

Publication ordered by the City Clerk  
Date of publication in the Seattle Daily Journal of Commerce, November 3, 2010.

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