

Ordinance No. 124292

Council Bill No. 117850

AN ORDINANCE relating to historic preservation, imposing controls upon the YWCA Building, 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>7-22-13</u>	To: (committee): <u>Committee on Economic Resiliency and Regional Relations</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>9/23/13</u>	Date Presented to Mayor: <u>9/25/13</u>
Date Signed by Mayor: <u>10.1.13</u>	Date Returned to City Clerk: <u>10.1.13</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

# The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Sam Lane

## Committee Action:

Date	Recommendation	Vote
<u>9-17-13</u>	<u>APPROVE</u>	<u>SC 1-0</u>

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

## Full Council Action:

Date	Decision	Vote
<u>Sept. 23, 2013</u>	<u>Passed</u>	<u>8-0 (excused: bodden)</u>

*Law Department*

**CITY OF SEATTLE**  
**ORDINANCE** 124292  
**COUNCIL BILL** 117850

AN ORDINANCE relating to historic preservation, imposing controls upon the YWCA Building, 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 (Board), after a public meeting on August 4, 2010, voted to approve the nomination of the improvement located at 1118 Fifth Avenue (which is referred to as the "YWCA Building" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on September 15, 2010, the Board voted to approve the designation of the YWCA Building under SMC Chapter 25.12; and

WHEREAS, on May 16, 2012, 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 (Board) of the improvement located at 1118 Fifth Avenue (which is referred to as the "YWCA Building" for the purposes of this ordinance), is hereby acknowledged.



1           A.     Legal Description. The YWCA Building is located on the property legally  
2 described as:

3                     Lots 1 and 4, Block 17 of C.D. Boren's Addition to the City of Seattle, according  
4 to the plat thereof, recorded in Volume 1 of Plats, Page 25, records of King  
5 County; Situated in the City of Seattle, County of King, State of Washington.  
6

7           B.     Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,  
8 the following specific features or characteristics of the YWCA Building are designated: the  
9 exterior of the improvement known as the YWCA Building; including the following historically  
10 significant features as described in the Report on Designation dated September 23, 2010 (LPB  
11 389/10):

12                     The steel-reinforced concrete structure has a full concrete foundation and  
13 basement and is primarily clad with variegated red and light-buff color brick, smooth  
14 light grey granite and buff color terra cotta trim and ornament. The north and west  
15 elevations are nearly identical in three-part vertical block composition with a distinct  
16 base, shaft and cap. Each principal elevation or façade is divided vertically into seven  
17 bays, with the base and the cap dominated by particularly distinctive Renaissance-  
18 inspired, tall arched window openings. The building has a flat roof and the cap is  
19 terminated by a prominent denticulated terra cotta cornice. A highly ornate terra cotta  
20 roofline balustrade with an elaborate cartouche at the center of the Fifth Avenue facade  
21 was removed after the 1949 earthquake.  
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*Fifth Avenue and Seneca Street Elevations*

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2 The building base extends two stories and encompasses the bulkhead and  
3 basement level windows located toward the northwest corner of the building. Smooth  
4 granite laid with flush mortar joints distinguishes the lower portion of the bulkhead at the  
5 basement window level, which is separated from the upper portion of the base by a wide  
6 terra cotta watertable course that is glazed with a speckled-granite color and finish.  
7 Matching historic brass plaques are located at each face of the stone course at the  
8 northwest corner of the building. Each is inscribed with: "YOUNG WOMEN'S  
9 CHRISTIAN ASSOCIATION." The remainder of the base up to the third floor level is  
10 distinguished by light-buff color brick cladding with dark mortar laid in a common bond.  
11 The base is capped by an intermediate cornice decorated with buff color terra cotta  
12 acanthus leaf ornament. The base is dominated by seven bays of Italian Renaissance-  
13 inspired, tall arched window openings with brick voussoirs and arched brick trim. The  
14 wooden windows are set in tripartite vertical groups with wide mullions; at the first floor  
15 level with a central rectangular panel flanked by narrower side lights and at the second  
16 floor level with panels fitted to the arched head. Wooden spandrels decorated with a cross  
17 pattern define the second floor level within each opening.

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21 A formal original entryway is located within the central bay on Fifth Avenue; it is  
22 highlighted by a rusticated brick surround. A second recessed formal entryway is now  
23 located within the central bay at Seneca Street. Originally, the formal Seneca Street  
24 entryway was located in the adjacent bay to the east; a variation in the bulkhead trim  
25 indicates where it was previously located. Modern flat entry canopies and wood trimmed  
26



1 door assemblies have been installed at both entrances. The Fifth Avenue entry canopy  
2 includes ornate brackets that mirror original modillion brackets at the seventh floor  
3 balcony above. Original ornate lantern-type light fixtures flank both of the current formal  
4 entrances.

5 Original buff color terra cotta medallions with sculpted images of kneeling  
6 women holding books or shields also flank both doorways. However, because a third  
7 entryway was originally designed and located within the third bay from the west on the  
8 Seneca Street elevation, presumably in order to balance the composition of this elevation,  
9 there are four medallions on the Seneca Street elevation. Since this third doorway was  
10 already well above grade, it does not appear to have ever functioned as such. A variation  
11 in the bulkhead trim also indicates where it was located. The storefront level portion of  
12 the easternmost bay at Seneca Street has been remodeled and recessed to include a  
13 modern painted aluminum storefront. The lower portion of the southernmost bay at Fifth  
14 Avenue has been remodeled and recessed to include sets of metal delivery bay doors.  
15 The shaft extends four floor levels (third/fourth/fifth/sixth) and is distinguished by  
16 variegated dark red brick laid in a distinctive Flemish bond that contrasts with the light-  
17 buff color brick cladding at the base. Sets of windows correspond with each bay. They  
18 include terra cotta sills and wood frames and are the original wooden, double-hung 1/1  
19 type. Terra cotta moldings accentuate the top of each of the third floor level window  
20 openings. Small diamond-shaped brick and terra cotta panels decorate recessed brick  
21 spandrels at the fifth and sixth floor levels. The shaft is separated from the cap by a  
22 distinctive terra cotta belt course decorated with a balustrade ornament that corresponds  
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1 with the window bays above. The belt course includes a narrow balcony that extends the  
2 width of the central bay at the Fifth Avenue elevation, projecting out from the façade and  
3 is decorated with the same balustrade ornament.

4 The building cap at the upper two floor levels (seventh/eighth) is also clad with  
5 dark red brick laid in a Flemish bond. It is distinguished by broad Italian Renaissance-  
6 inspired arched window assemblies and within each opening are recessed sets of  
7 windows that extend to both floor levels. The lower (seventh floor) units are rectangular  
8 and the upper (eighth floor) units are arched. The sets of windows are separated and  
9 trimmed by tall slender terra cotta colonettes with ornate Corinthian capitals, surmounted  
10 by an arched terra cotta panel with oculus windows above. All of the terra cotta is a light-  
11 buff color. The windows units are the original wooden, double-hung 1/1 type. A narrow  
12 horizontal string course at the springline unifies each of the arched openings, which are  
13 surmounted by ornate arched terra cotta mouldings.

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16 *East (Alley) and South Elevations*

17 The east (alley) elevation and the south elevation are utilitarian in character. The  
18 east elevation is complex due to varied footprint at multiple floor levels and is generally  
19 divided into seven structural bays. The distinctive stone and brick cladding and typical  
20 terra cotta detailing and ornament treatment extends one bay length in at the north end of  
21 this elevation and includes the distinctive typical arched window features at the base and  
22 cap. The steel-reinforced concrete walls at all of the stepped portions of the rear  
23 elevation are finished with painted concrete plaster or stucco. The windows at the east  
24 elevation are mostly original wooden, double-hung units, primarily set in unframed  
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1 individual openings. Modern, hollow, metal doors have been installed at some original  
2 door openings. Other minor window and door alterations appear to have occurred on this  
3 elevation. The lower floors of the south elevation abut the adjacent garage building. At  
4 the upper portions, typical façade cladding and ornament wrap the corner; and the  
5 remainder of the visible wall is finished with painted concrete plaster or stucco. Windows  
6 at this elevation appear to be original wooden and double-hung with a two-over-two  
7 configuration.  
8

9 C. Basis of Designation. The designation was made because the YWCA Building is  
10 more than 25 years old, has significant character, interest, or value as a part of the development,  
11 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to  
12 convey its significance, and satisfies the following from SMC 25.12.350:

- 13 1. It is associated in a significant way with a significant aspect of the cultural,  
14 political, or economic heritage of the community, City, state, or nation (SMC  
15 25.12.350.C).
- 16 2. It embodies the distinctive visible characteristics of an architectural style, period,  
17 or method of construction (SMC 25.12.350.D).
- 18 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 19 4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
20 is an easily identifiable visual feature of its neighborhood or the City and  
21 contributes to the distinctive quality or identity of such neighborhood or the City  
22 (SMC 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or  
2 characteristics of the YWCA Building that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

4 1. Except as provided in subsection 2.A.2 or subsection 2.B, 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: the exterior of the improvement known as the YWCA  
9 Building.  
10

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

12 a. Any in-kind maintenance or repairs of the features or characteristics listed in  
13 subsection 2.A.1.

14 b. Any in-kind maintenance or repair of features described in the Report on  
15 Designation under "Non-Historic Exterior Alterations:"

16 All of the original basement level windows at the Fifth Avenue and  
17 Seneca Street elevations, which originally included Roman cross grills,  
18 have been removed (including the grills) and replaced with glass block  
19 panels. During a remodel project undertaken in 1944, extensive alterations  
20 were made to interior stairwells and exit ways, including the formal  
21 entryways at Fifth Avenue and Seneca Street. The three original  
22 entryways all included sets of doors with side lights that were in a plane  
23 almost flush with the façade. These doorways were surmounted by a  
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1 transom light, an ornate broken pediment head inscribed with YWCA  
2 signage and a mezzanine window flanked by sidelights. The lower  
3 portions of these assemblies were entirely removed – including the ornate  
4 pediment heads - the doorways were reconstructed and recessed,  
5 eliminated or relocated and modern doorway assemblies were installed.  
6 However, during a subsequent 1980s era remodel, those doorway  
7 assemblies were removed and the current historically compatible wood  
8 and glass doors with traditional sidelights were installed. A highly ornate  
9 terra cotta roofline balustrade with an elaborate cartouche (also inscribed  
10 with a YWCA sign) was located at the center of the Fifth Avenue façade;  
11 it was removed after the 1949 earthquake. Historically, neither of the  
12 entryways had awnings or canopies. During a 1952 remodel, arched  
13 plastic awnings/canopies were installed over both of the major entrances;  
14 however, those have also been removed. During the 1980s era remodel,  
15 non-obtrusive flat canopies, one with metal scroll brackets, were installed.  
16 During the 1952 remodel, an original exterior courtyard (with skylights to  
17 the swimming pool below) located within the “U” shaped wings of the  
18 first and second floors, was infilled to create a two-story gymnasium and  
19 day care play area. A modern storefront has been constructed in one  
20 former window bay and a delivery bay in another. Modern Y-W-C-A  
21 letter signage is attached in vertical locations at two separate building  
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1 corners, one facing east (at the alley) and one facing north (at Seneca  
2 Street).

3 B. City Historic Preservation Officer Approval Process.

- 4 1. The City Historic Preservation Officer (CHPO) may review and approve  
5 alterations or significant changes to the features or characteristics listed in  
6 subsection 2.B.3 according to the following procedure:  
7  
8 a. The owner shall submit to the CHPO a written request for the alterations or  
9 significant changes, including applicable drawings or specifications.  
10  
11 b. If the CHPO, upon examination of submitted plans and specifications,  
12 determines that the alterations or significant changes are consistent with the  
13 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or  
14 significant changes without further action by the Board.  
15  
16 c. If the CHPO does not approve the alterations or significant changes, the  
17 owner may submit revised materials to the CHPO, or apply to the Board for a  
18 Certificate of Approval under SMC Chapter 25.12.  
19  
20 2. The CHPO shall transmit a written decision on the owner's request to the owner  
21 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a  
22 written decision constitutes approval of the request.  
23  
24 3. CHPO approval of alterations or significant changes to the features or  
25 characteristics listed in subsection 2.A.1 is available for the following:  
26  
27 a. The installation, alteration or removal of duct conduits, HVAC vents, grilles,  
28 fire escapes, pipes, rooftop mechanical equipment and enclosures, and other



1 similar wiring or mechanical elements necessary for the normal operation of  
2 the building.

- 3 b. The installation, alteration, or removal of exterior security lighting, video  
4 cameras, and security system equipment.
- 5 c. The installation, alteration, or removal of signage.
- 6 d. The alteration of the non-original storefront entry on the Seneca Street  
7 elevation.
- 8 e. The alteration of the non-original delivery bay on the 5th Avenue elevation.
- 9 f. The alteration or removal of entry canopies.
- 10 g. The installation, alteration, or removal of exterior lighting.
- 11 h. The alteration or infill of light wells located in the alleyway off Seneca and  
12 the interior courtyard.
- 13 i. The painting of alleyway plaster.
- 14 j. The painting of the window frames, sash and trim.
- 15 k. The replacement of windows on the alley or light well facades, provided that  
16 such replacement or upgrade shall be within the footprint of the existing  
17 window frames, of a design consistent with the original windows, and the  
18 work shall not damage the existing brick voussoirs and arched brick trim.  
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22 Section 3. INCENTIVES: The following incentives are hereby granted on the features or  
23 characteristics of the YWCA Building that were designated by the Board for preservation:

24 A. Uses not otherwise permitted in a zone may be authorized in a designated  
25 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.  
26



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

3 C. Reduction or waiver, under certain conditions, of minimum accessory off-street  
4 parking requirements for uses permitted in a designated Landmark structure, may be permitted  
5 pursuant to SMC Title 23.

6 D. The Owner may be eligible to participate in the City's Landmark Transfer of  
7 Development Rights (TDR) Bank after obtaining a determination from the City concerning the  
8 quantity of unused development rights for the Landmark that are eligible for transfer to receiving  
9 properties as Landmark TDR, pursuant to SMC 23.49.014.  
10

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

13 Section 5. The YWCA Building is hereby added alphabetically to Section II, Buildings,  
14 of the Table of Historical Landmarks contained in SMC Chapter 25.32.  
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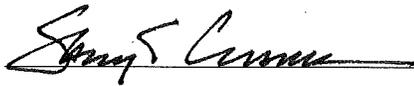
16 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
17 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
18 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
19 directed to provide a certified copy of the ordinance to the owner of the landmark.  
20

21 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
22 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
23 shall take effect as provided by SMC Section 1.04.020.  
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1  
2 Passed by the City Council the 23<sup>rd</sup> day of September, 2013, and  
3 signed by me in open session in authentication of its passage this

4 23<sup>rd</sup> day of September, 2013.  
5

6 

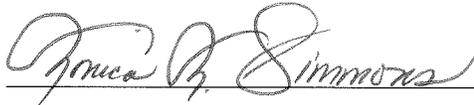
7 President \_\_\_\_\_ of the City Council  
8

9 Approved by me this 1<sup>st</sup> day of October, 2013.  
10

11 

12 Michael McGinn, Mayor  
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14 Filed by me this 1<sup>st</sup> day of October, 2013.  
15

16 

17 Monica Martinez Simmons, City Clerk  
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19 (Seal)  
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**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	Forrest Longman/206-684-0331

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon the YWCA Building, 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 YWCA Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the YWCA Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

**Background:**

The YWCA Building was built in 1912-13 and is located in downtown Seattle. 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, but do not apply to any in-kind maintenance or repairs of the designated features.

X  **This legislation does not have any financial implications.**

**Other Implications:**

- a) **Does the legislation have indirect financial implications, or long-term implications?**  
No.
- b) **What is the financial cost of not implementing the legislation?**  
None.
- c) **Does this legislation affect any departments besides the originating department?**  
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**  
None.



e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

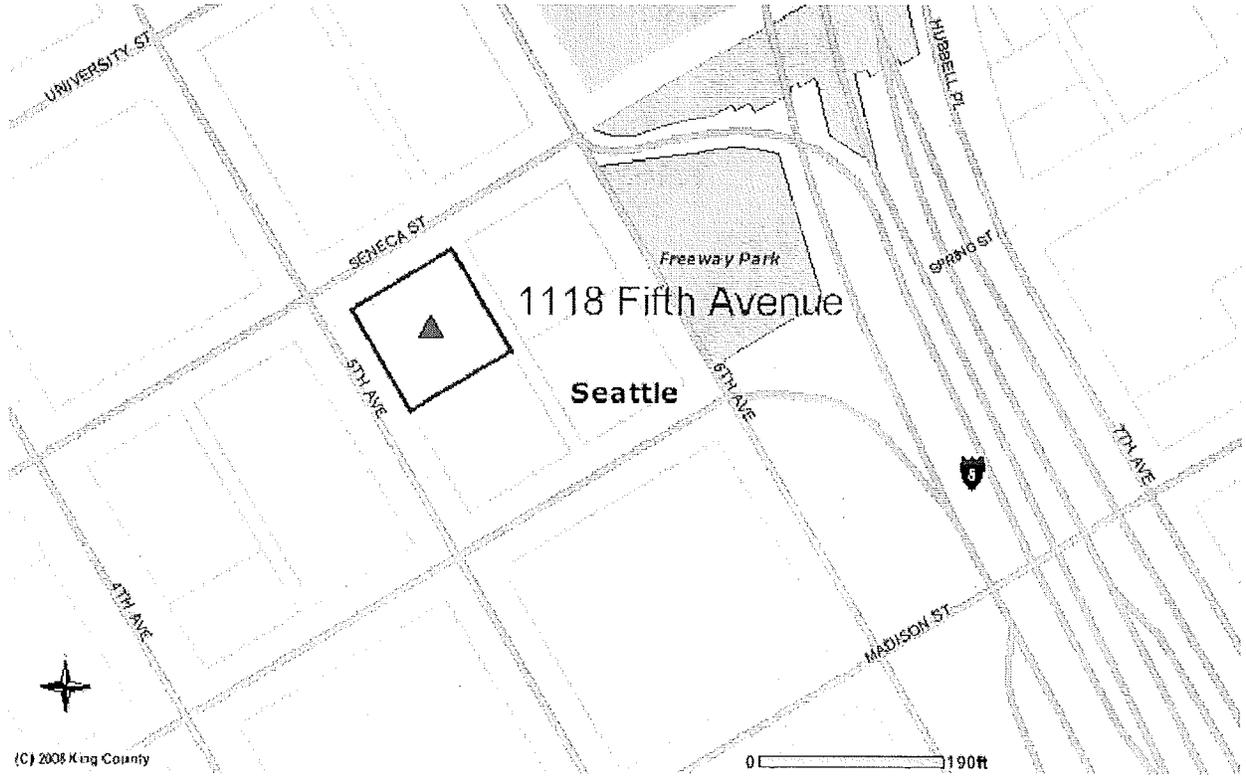
g) **Does this legislation affect a piece of property?**

Yes.

h) **Other Issues:**

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

Exhibit A – Vicinity Map of the YWCA Building



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.





City of Seattle  
Office of the Mayor

July 9, 2013

Honorable Sally J. Clark  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the YWCA Building as a historic landmark, imposes controls, grants incentives and adds the YWCA Building 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, but do not apply to 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



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STATE OF WASHINGTON -- KING COUNTY

--SS.

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303562

No.

CITY OF SEATTLE, CLERKS OFFICE

**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.

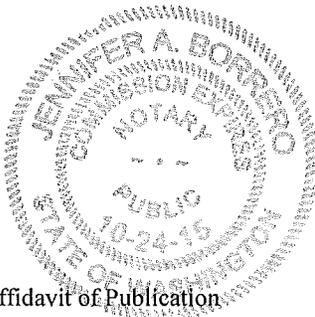
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124291-303 TITLE ONLY

was published on

10/16/13

The amount of the fee charged for the foregoing publication is the sum of \$264.00 which amount has been paid in full.



Affidavit of Publication

*[Signature]*  
\_\_\_\_\_  
Subscribed and sworn to before me on  
10/16/2013  
*[Signature]*  
\_\_\_\_\_  
Notary public for the State of Washington,  
residing in Seattle

## City of Seattle

The full text of the following legislation, passed by the City Council on September 23, 2013, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

### ORDINANCE NO. 124291

AN ORDINANCE relating to historic preservation, imposing controls upon the Pacific Net and Twine Building, 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.

### ORDINANCE NO. 124292

AN ORDINANCE relating to historic preservation, imposing controls upon the YWCA Building, 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.

### ORDINANCE NO. 124293

AN ORDINANCE relating to funding for housing and community development programs; authorizing acceptance of grant funds from the United States Department of Housing and Urban Development for programs included in the City's Consolidated Plan for Housing and Community Development; amending Ordinance 124068, which adopted the 2013 Budget; increasing appropriations in the 2013 Adopted Budget of funds available for activities of the Human Services Department under the Community Development Block Grant (CDBG) Program; decreasing appropriations in the 2013 Adopted Budget for the Human Services Department for Transitional Living and Support to reflect reductions in federal funds under the Housing Opportunities for Persons with AIDS program and the Emergency Solutions Grant program and to reappropriate general fund revenues for the Executive Department's Office of Economic Development; decreasing appropriations in the 2013 Adopted Budget for certain activities of the Office of Housing to reflect reduced funding under the HOME Investment Partnerships Program; making a cash transfer between funds; authorizing the amendment of the 2013 Annual Action Plan to the Consolidated Plan to reflect federal funding levels and to modify the allocations to various projects and programs; and ratifying and confirming prior acts.

### ORDINANCE NO. 124294

AN ORDINANCE relating to Seattle Public Utilities; authorizing the Director of Seattle Public Utilities to purchase approximately 182 acres of real property, including an easement for ingress and egress, in Section 29, Township 26 North, Range 8 East, W.M., King County, Washington, from the John Hancock Life Insurance Company (U.S.A.) for the purpose of protecting the Tolt River drinking water supply transmission pipelines, located across and adjacent to such property, and to execute any necessary documents, accept or deliver any necessary deeds, and take any other action necessary, on behalf of the City; and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124295

AN ORDINANCE relating to Seattle Public Utilities; accepting easements granted to the City of Seattle for installation, operation, and maintenance of water mains,

hydrants, and appurtenances necessary for water utility purposes at various locations in Seattle and unincorporated King County, Washington; placing the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

## State of Washington, King County

### ORDINANCE NO. 124296

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to enter into a lease agreement with Seattle Waldorf School to occupy and use a portion of Building 11 at Warren G. Magnuson Park.

### ORDINANCE NO. 124297

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent to enter into a lease agreement with Interbay N.W. Management, Inc., for the use, occupancy and operation of a 9-hole golf course and for providing services to the public at the Department of Parks and Recreation's Green Lake Pitch and Putt facility.

### ORDINANCE NO. 124298

AN ORDINANCE relating to housing for low-income households, adopting the Housing Levy Administrative and Financial Plan for Program Years 2014-2016 and Housing Funding Policies, and ratifying and confirming certain prior acts.

### ORDINANCE NO. 124299

AN ORDINANCE establishing a new Pioneer Square Parking and Business Improvement Area; levying special assessments upon operators of the business property, and mixed-use property (multi-family residential and commercial) within the area; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a Ratepayers Advisory Board; providing for an implementation agreement with a Program Manager; disestablishing the current Pioneer Square Parking and Business Improvement Area that was established in 1983 by Ordinance 111244 ("1983 PSBIA") as amended by Ordinance 114396, Ordinance 116838 and Ordinance 122000; suspending the issuance of assessments and providing for the winding up of activities under the 1983 PSBIA; and providing for the distribution of remaining funds from and closing of the 1983 PSBIA Account.

### ORDINANCE NO. 124300

AN ORDINANCE relating to the 2008 Parks and Green Spaces Levy; authorizing the acquisition of real property commonly known as 4723 40th Avenue Southwest; authorizing acceptance and recording of the deed for open space, park, and recreation purposes; increasing appropriations to the Department of Parks and Recreation in the 2013 Adopted Budget; and amending the 2013-2018 Adopted Capital Improvement Program; all by a three-fourths vote of the City Council.

### ORDINANCE NO. 124301

AN ORDINANCE relating to the City's criminal code; amending and adding various sections and subsections in Chapters 6.240, 12A.02, 12A.06, 12A.08, 12A.10, 12A.14, 12A.16, 12A.24, 12A.28, 16.20, 16.64, 18.12 of the Seattle Municipal Code to conform with changes in state law.

### ORDINANCE NO. 124302

AN ORDINANCE relating to the City's traffic code; amending various sections and subsections in and adding sections to Chapters 3.33, 11.14, 11.20, 11.22, 11.30, 11.31, 11.56, 11.57, 11.58, 11.64, 11.72 and 11.84 of the Seattle Municipal Code, to conform with changes in state law.

### ORDINANCE NO. 124303

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, October 16, 2013.

10/16(303562)

**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



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SEATTLE CITY C ORD-RER 84.00  
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CITY CLERK

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CITY OF SEATTLE

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)

City of Seattle Ordinance 124292

**Grantor(s)**

City of Seattle

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

Public

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

Lots 1 and 4, Block 17 of C.D. Boren's Addition to the City of Seattle

Additional legal on page 2 of document

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

# 2301950000

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

**CITY OF SEATTLE**  
**ORDINANCE** 124292  
**COUNCIL BILL** 117850

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3  
4 AN ORDINANCE relating to historic preservation, imposing controls upon the YWCA  
5 Building, a landmark designated by the Landmarks Preservation Board under Chapter  
6 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks  
7 contained in Chapter 25.32 of the Seattle Municipal Code.

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

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on August 4,  
13 2010, voted to approve the nomination of the improvement located at 1118 Fifth Avenue  
14 (which is referred to as the "YWCA Building" for the purposes of this ordinance), for  
15 designation as a landmark under SMC Chapter 25.12; and

16 WHEREAS, after a public meeting on September 15, 2010, the Board voted to approve the  
17 designation of the YWCA Building under SMC Chapter 25.12; and

18 WHEREAS, on May 16, 2012, the Board and the owner of the designated landmark agreed to  
19 controls and incentives; and

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

22 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

23 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the  
24 Landmarks Preservation Board (Board) of the improvement located at 1118 Fifth Avenue (which  
25 is referred to as the "YWCA Building" for the purposes of this ordinance), is hereby  
26 acknowledged.  
27  
28



1           A.    Legal Description. The YWCA Building is located on the property legally  
2 described as:

3                   Lots 1 and 4, Block 17 of C.D. Boren's Addition to the City of Seattle, according  
4 to the plat thereof, recorded in Volume 1 of Plats, Page 25, records of King  
5 County; Situated in the City of Seattle, County of King, State of Washington.  
6

7           B.    Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,  
8 the following specific features or characteristics of the YWCA Building are designated: the  
9 exterior of the improvement known as the YWCA Building; including the following historically  
10 significant features as described in the Report on Designation dated September 23, 2010 (LPB  
11 389/10):

12                   The steel-reinforced concrete structure has a full concrete foundation and  
13 basement and is primarily clad with variegated red and light-buff color brick, smooth  
14 light grey granite and buff color terra cotta trim and ornament. The north and west  
15 elevations are nearly identical in three-part vertical block composition with a distinct  
16 base, shaft and cap. Each principal elevation or façade is divided vertically into seven  
17 bays, with the base and the cap dominated by particularly distinctive Renaissance-  
18 inspired, tall arched window openings. The building has a flat roof and the cap is  
19 terminated by a prominent denticulated terra cotta cornice. A highly ornate terra cotta  
20 roofline balustrade with an elaborate cartouche at the center of the Fifth Avenue facade  
21 was removed after the 1949 earthquake.  
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*Fifth Avenue and Seneca Street Elevations*

1  
2 The building base extends two stories and encompasses the bulkhead and  
3 basement level windows located toward the northwest corner of the building. Smooth  
4 granite laid with flush mortar joints distinguishes the lower portion of the bulkhead at the  
5 basement window level, which is separated from the upper portion of the base by a wide  
6 terra cotta watertable course that is glazed with a speckled-granite color and finish.  
7 Matching historic brass plaques are located at each face of the stone course at the  
8 northwest corner of the building. Each is inscribed with: "YOUNG WOMEN'S  
9 CHRISTIAN ASSOCIATION." The remainder of the base up to the third floor level is  
10 distinguished by light-buff color brick cladding with dark mortar laid in a common bond.  
11 The base is capped by an intermediate cornice decorated with buff color terra cotta  
12 acanthus leaf ornament. The base is dominated by seven bays of Italian Renaissance-  
13 inspired, tall arched window openings with brick voussoirs and arched brick trim. The  
14 wooden windows are set in tripartite vertical groups with wide mullions; at the first floor  
15 level with a central rectangular panel flanked by narrower side lights and at the second  
16 floor level with panels fitted to the arched head. Wooden spandrels decorated with a cross  
17 pattern define the second floor level within each opening.

18  
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20  
21 A formal original entryway is located within the central bay on Fifth Avenue; it is  
22 highlighted by a rusticated brick surround. A second recessed formal entryway is now  
23 located within the central bay at Seneca Street. Originally, the formal Seneca Street  
24 entryway was located in the adjacent bay to the east; a variation in the bulkhead trim  
25 indicates where it was previously located. Modern flat entry canopies and wood trimmed  
26



1 door assemblies have been installed at both entrances. The Fifth Avenue entry canopy  
2 includes ornate brackets that mirror original modillion brackets at the seventh floor  
3 balcony above. Original ornate lantern-type light fixtures flank both of the current formal  
4 entrances.

5 Original buff color terra cotta medallions with sculpted images of kneeling  
6 women holding books or shields also flank both doorways. However, because a third  
7 entryway was originally designed and located within the third bay from the west on the  
8 Seneca Street elevation, presumably in order to balance the composition of this elevation,  
9 there are four medallions on the Seneca Street elevation. Since this third doorway was  
10 already well above grade, it does not appear to have ever functioned as such. A variation  
11 in the bulkhead trim also indicates where it was located. The storefront level portion of  
12 the easternmost bay at Seneca Street has been remodeled and recessed to include a  
13 modern painted aluminum storefront. The lower portion of the southernmost bay at Fifth  
14 Avenue has been remodeled and recessed to include sets of metal delivery bay doors.  
15 The shaft extends four floor levels (third/fourth/fifth/sixth) and is distinguished by  
16 variegated dark red brick laid in a distinctive Flemish bond that contrasts with the light-  
17 buff color brick cladding at the base. Sets of windows correspond with each bay. They  
18 include terra cotta sills and wood frames and are the original wooden, double-hung 1/1  
19 type. Terra cotta moldings accentuate the top of each of the third floor level window  
20 openings. Small diamond-shaped brick and terra cotta panels decorate recessed brick  
21 spandrels at the fifth and sixth floor levels. The shaft is separated from the cap by a  
22 distinctive terra cotta belt course decorated with a balustrade ornament that corresponds  
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1 with the window bays above. The belt course includes a narrow balcony that extends the  
2 width of the central bay at the Fifth Avenue elevation, projecting out from the façade and  
3 is decorated with the same balustrade ornament.

4 The building cap at the upper two floor levels (seventh/eighth) is also clad with  
5 dark red brick laid in a Flemish bond. It is distinguished by broad Italian Renaissance-  
6 inspired arched window assemblies and within each opening are recessed sets of  
7 windows that extend to both floor levels. The lower (seventh floor) units are rectangular  
8 and the upper (eighth floor) units are arched. The sets of windows are separated and  
9 trimmed by tall slender terra cotta colonettes with ornate Corinthian capitals, surmounted  
10 by an arched terra cotta panel with oculus windows above. All of the terra cotta is a light-  
11 buff color. The windows units are the original wooden, double-hung 1/1 type. A narrow  
12 horizontal string course at the springline unifies each of the arched openings, which are  
13 surmounted by ornate arched terra cotta mouldings.  
14  
15

16 *East (Alley) and South Elevations*

17 The east (alley) elevation and the south elevation are utilitarian in character. The  
18 east elevation is complex due to varied footprint at multiple floor levels and is generally  
19 divided into seven structural bays. The distinctive stone and brick cladding and typical  
20 terra cotta detailing and ornament treatment extends one bay length in at the north end of  
21 this elevation and includes the distinctive typical arched window features at the base and  
22 cap. The steel-reinforced concrete walls at all of the stepped portions of the rear  
23 elevation are finished with painted concrete plaster or stucco. The windows at the east  
24 elevation are mostly original wooden, double-hung units, primarily set in unframed  
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1 individual openings. Modern, hollow, metal doors have been installed at some original  
2 door openings. Other minor window and door alterations appear to have occurred on this  
3 elevation. The lower floors of the south elevation abut the adjacent garage building. At  
4 the upper portions, typical façade cladding and ornament wrap the corner; and the  
5 remainder of the visible wall is finished with painted concrete plaster or stucco. Windows  
6 at this elevation appear to be original wooden and double-hung with a two-over-two  
7 configuration.  
8

9 C. Basis of Designation. The designation was made because the YWCA Building is  
10 more than 25 years old, has significant character, interest, or value as a part of the development,  
11 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to  
12 convey its significance, and satisfies the following from SMC 25.12.350:  
13

- 14 1. It is associated in a significant way with a significant aspect of the cultural,  
15 political, or economic heritage of the community, City, state, or nation (SMC  
16 25.12.350.C).
- 17 2. It embodies the distinctive visible characteristics of an architectural style, period,  
18 or method of construction (SMC 25.12.350.D).
- 19 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 20 4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
21 is an easily identifiable visual feature of its neighborhood or the City and  
22 contributes to the distinctive quality or identity of such neighborhood or the City  
23 (SMC 25.12.350.F).  
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or  
2 characteristics of the YWCA Building that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

4 1. Except as provided in subsection 2.A.2 or subsection 2.B, 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: the exterior of the improvement known as the YWCA  
9 Building.  
10

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

12 a. Any in-kind maintenance or repairs of the features or characteristics listed in  
13 subsection 2.A.1.

14 b. Any in-kind maintenance or repair of features described in the Report on  
15 Designation under "Non-Historic Exterior Alterations:"

16 All of the original basement level windows at the Fifth Avenue and  
17 Seneca Street elevations, which originally included Roman cross grills,  
18 have been removed (including the grills) and replaced with glass block  
19 panels. During a remodel project undertaken in 1944, extensive alterations  
20 were made to interior stairwells and exit ways, including the formal  
21 entryways at Fifth Avenue and Seneca Street. The three original  
22 entryways all included sets of doors with side lights that were in a plane  
23 almost flush with the façade. These doorways were surmounted by a  
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1 transom light, an ornate broken pediment head inscribed with YWCA  
2 signage and a mezzanine window flanked by sidelights. The lower  
3 portions of these assemblies were entirely removed – including the ornate  
4 pediment heads - the doorways were reconstructed and recessed,  
5 eliminated or relocated and modern doorway assemblies were installed.  
6 However, during a subsequent 1980s era remodel, those doorway  
7 assemblies were removed and the current historically compatible wood  
8 and glass doors with traditional sidelights were installed. A highly ornate  
9 terra cotta roofline balustrade with an elaborate cartouche (also inscribed  
10 with a YWCA sign) was located at the center of the Fifth Avenue façade;  
11 it was removed after the 1949 earthquake. Historically, neither of the  
12 entryways had awnings or canopies. During a 1952 remodel, arched  
13 plastic awnings/canopies were installed over both of the major entrances;  
14 however, those have also been removed. During the 1980s era remodel,  
15 non-obtrusive flat canopies, one with metal scroll brackets, were installed.  
16 During the 1952 remodel, an original exterior courtyard (with skylights to  
17 the swimming pool below) located within the “U” shaped wings of the  
18 first and second floors, was infilled to create a two-story gymnasium and  
19 day care play area. A modern storefront has been constructed in one  
20 former window bay and a delivery bay in another. Modern Y-W-C-A  
21 letter signage is attached in vertical locations at two separate building  
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1                   corners, one facing east (at the alley) and one facing north (at Seneca  
2                   Street).

3           B.    City Historic Preservation Officer Approval Process.

- 4           1. The City Historic Preservation Officer (CHPO) may review and approve  
5           alterations or significant changes to the features or characteristics listed in  
6           subsection 2.B.3 according to the following procedure:  
7  
8           a. The owner shall submit to the CHPO a written request for the alterations or  
9           significant changes, including applicable drawings or specifications.  
10           b. If the CHPO, upon examination of submitted plans and specifications,  
11           determines that the alterations or significant changes are consistent with the  
12           purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or  
13           significant changes without further action by the Board.  
14           c. If the CHPO does not approve the alterations or significant changes, the  
15           owner may submit revised materials to the CHPO, or apply to the Board for a  
16           Certificate of Approval under SMC Chapter 25.12.  
17  
18           2. The CHPO shall transmit a written decision on the owner's request to the owner  
19           within 14 days of receipt of the request. Failure of the CHPO to timely transmit a  
20           written decision constitutes approval of the request.  
21  
22           3. CHPO approval of alterations or significant changes to the features or  
23           characteristics listed in subsection 2.A.1 is available for the following:  
24           a. The installation, alteration or removal of duct conduits, HVAC vents, grilles,  
25           fire escapes, pipes, rooftop mechanical equipment and enclosures, and other  
26



1 similar wiring or mechanical elements necessary for the normal operation of  
2 the building.

- 3 b. The installation, alteration, or removal of exterior security lighting, video  
4 cameras, and security system equipment.
- 5 c. The installation, alteration, or removal of signage.
- 6 d. The alteration of the non-original storefront entry on the Seneca Street  
7 elevation.
- 8 e. The alteration of the non-original delivery bay on the 5th Avenue elevation.
- 9 f. The alteration or removal of entry canopies.
- 10 g. The installation, alteration, or removal of exterior lighting.
- 11 h. The alteration or infill of light wells located in the alleyway off Seneca and  
12 the interior courtyard.
- 13 i. The painting of alleyway plaster.
- 14 j. The painting of the window frames, sash and trim.
- 15 k. The replacement of windows on the alley or light well facades, provided that  
16 such replacement or upgrade shall be within the footprint of the existing  
17 window frames, of a design consistent with the original windows, and the  
18 work shall not damage the existing brick voussoirs and arched brick trim.

19 Section 3. INCENTIVES: The following incentives are hereby granted on the features or  
20 characteristics of the YWCA Building that were designated by the Board for preservation:

21 A. Uses not otherwise permitted in a zone may be authorized in a designated  
22 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.



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

3 C. Reduction or waiver, under certain conditions, of minimum accessory off-street  
4 parking requirements for uses permitted in a designated Landmark structure, may be permitted  
5 pursuant to SMC Title 23.

6 D. The Owner may be eligible to participate in the City's Landmark Transfer of  
7 Development Rights (TDR) Bank after obtaining a determination from the City concerning the  
8 quantity of unused development rights for the Landmark that are eligible for transfer to receiving  
9 properties as Landmark TDR, pursuant to SMC 23.49.014.  
10

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

13 Section 5. The YWCA Building is hereby added alphabetically to Section II, Buildings,  
14 of the Table of Historical Landmarks contained in SMC Chapter 25.32.  
15

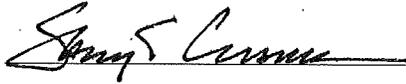
16 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
17 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
18 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
19 directed to provide a certified copy of the ordinance to the owner of the landmark.  
20

21 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
22 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
23 shall take effect as provided by SMC Section 1.04.020.  
24  
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1  
2 Passed by the City Council the 23<sup>rd</sup> day of September, 2013, and  
3 signed by me in open session in authentication of its passage this

4 23<sup>rd</sup> day of September, 2013.

5  
6 

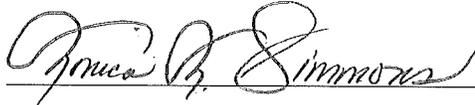
7 President \_\_\_\_\_ of the City Council  
8

9 Approved by me this 1<sup>st</sup> day of October, 2013.

10  
11 

12 Michael McGinn, Mayor  
13

14 Filed by me this 15<sup>th</sup> day of October, 2013.

15  
16 

17 Monica Martinez Simmons, City Clerk  
18

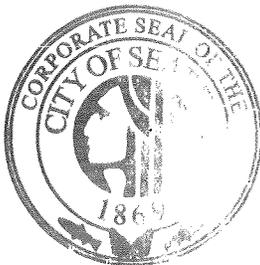
19 (Seal)

20 State of Washington,  
County of King

21 I, Janet Polata, certify that this is a true and correct

22 copy of Ordinance 124292, on file in the records

23 of the City of Seattle, Office of the City Clerk



Signed by: J Polata  
Signature: \_\_\_\_\_  
Title: Information Specialist  
Date: October 15, 2013

