

Ordinance No. 124501

Council Bill No. 118087

AN ORDINANCE relating to historic preservation, imposing controls upon 777 Thomas Street, 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: CF 313795

Date Introduced and Referred: <u>5/12/14</u>	To: (committee): <u>Seattle Public Utilities and Neighborhoods</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>6/16/14</u>	Date Presented to Mayor: <u>6/17/14</u>
Date Signed by Mayor: <u>6/23/14</u>	Date Returned to City Clerk: <u>6/24/14</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text <input type="checkbox"/>	
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: *E. Bagheri*

Committee Action:

Date	Recommendation	Vote
<u>6/10/14</u>	<u>pass</u>	<u>2-0 (SB, KS)</u>

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

Full Council Action:

Date	Decision	Vote
<u>6/16/14</u>	<u>Passed</u>	<u>8-0 (excused: Harrell)</u>

Law Department

CITY OF SEATTLE
ORDINANCE 124501
COUNCIL BILL 118087

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4 AN ORDINANCE relating to historic preservation, imposing controls upon 777 Thomas Street,
5 a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the
6 Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in
7 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 January 2,
13 2013, voted to approve the nomination of the improvement located at 777 Thomas Street
14 (which is referred to as "777 Thomas Street" 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 February 6, 2013, the Board voted to approve the
17 designation of 777 Thomas Street under SMC Chapter 25.12; and

18 WHEREAS, on February 19, 2014, the Board and the owner of the designated landmark agreed
19 to 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 777 Thomas Street (which
25 is referred to as "777 Thomas Street" for the purposes of this ordinance) is hereby
26 acknowledged.
27
28



1 A. Legal Description. 777 Thomas Street is located on the property legally described
2 as:

3 Lot 1, Block 80, in D.T. Denny's Addition to North Seattle, according to the plat thereof
4 recorded in Volume 2 of Plats, Page 46, records of King County, Washington.

5 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
6 the following specific features or characteristics of 777 Thomas Street are designated: the
7 exterior of the 1931 building.

8 C. Basis of Designation. The designation was made because 777 Thomas Street is
9 more than 25 years old, has significant character, interest or value as a part of the development,
10 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to
11 convey its significance, and satisfies the following from SMC 25.12.350: it embodies the
12 distinctive visible characteristics of an architectural style, period, or a method of construction
13 (SMC 25.12.350.D).

14
15 Section 2. CONTROLS: The following controls are hereby imposed on the features or
16 characteristics of 777 Thomas Street that were designated by the Board for preservation:

17
18 A. Certificate of Approval Process.

- 19 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
20 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
21 the time for denying a Certificate of Approval must have expired, before the
22 owner may make alterations or significant changes to the following specific
23 features or characteristics: the exterior of the 1931 building.
24
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1 2. No Certificate of Approval is required for any in-kind maintenance or repairs of
2 the features or characteristics listed in subsection 2.A.1.

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 a. The owner shall submit to the CHPO a written request for the alterations or
8 significant changes, including applicable drawings or specifications.

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

13 c. If the CHPO does not approve the alterations or significant changes, the
14 owner may submit revised materials to the CHPO, or apply to the Board for a
15 Certificate of Approval under SMC Chapter 25.12.

16 2. The CHPO shall transmit a written decision on the owner's request to the owner
17 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
18 written decision constitutes approval of the request.

19 3. CHPO approval of alterations or significant changes to the features or
20 characteristics listed in subsection 2.A.1 is available for the following:
21



1 a. The installation, alteration or removal of exterior ducts conduits, HVAC
2 vents, grilles, fire escapes, pipes, and other similar wiring or mechanical
3 elements necessary for the normal operation of the building.

4 b. The installation, alteration, or removal of exterior security lighting, video
5 cameras, and security system equipment.

6 c. The installation, alteration, or removal of signage.

7
8 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
9 characteristics of 777 Thomas Street that were designated by the Board for preservation:

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

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

15 C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
16 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
17 applicable provisions thereof.
18

19 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
20 SMC 25.12.910.
21

22 Section 5. 777 Thomas Street is hereby added alphabetically to Section II, Buildings, of
23 the Table of Historical Landmarks contained in SMC Chapter 25.32.

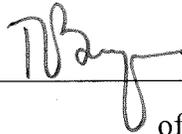
24 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
25 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
26



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

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

6
7 Passed by the City Council the 16th day of June, 2014, and
8 signed by me in open session in authentication of its passage this
9 16th day of June, 2014.

10
11 
12 President _____ of the City Council

13
14 Approved by me this 23 day of June, 2014.

15
16 
17 Edward B. Murray, Mayor

18
19 Filed by me this 24th day of June, 2014.

20
21 
22 Monica Martinez Simmons, City Clerk

23 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/206-615-1786	Tim Wolfe/206-684-0535

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon 777 Thomas Street, 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 777 Thomas Street as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds 777 Thomas Street to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

777 Thomas Street was built in 1931 and is located in the South Lake Union neighborhood. 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.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

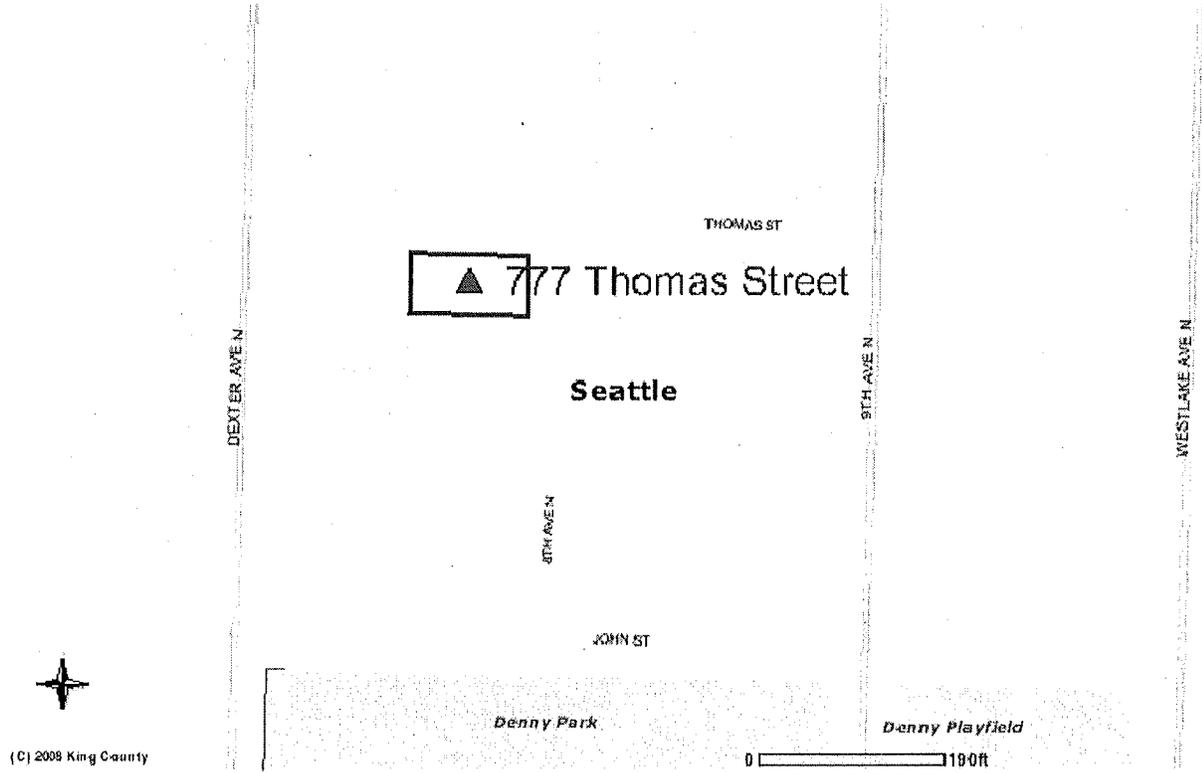
Other Implications:

- 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 777 Thomas Street



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





City of Seattle
Edward B. Murray
Mayor

April 15, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that designates 777 Thomas Street as a historic landmark, imposes controls, grants incentives and adds 777 Thomas Street 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,



Edward B. Murray
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



20140722001030

SEATTLE CITY C ORD
PAGE-001 OF 006
07/22/2014 13:49
KING COUNTY, WA

77.00

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 124501

Grantor(s)

- 1. City of Seattle
- Additional names on page ___ of document.

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

- 1. Public
- 2.

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

Additional legal on page 2 of document

- N/A Lot 1, Block 80, in D.T. Denny's Addition to North Seattle

Assessor's Property Tax Parcel/Account Number

Parcel #1991201080

- 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

CITY OF SEATTLE

ORDINANCE 124501

COUNCIL BILL 118087

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9 objects having historical, cultural, architectural, engineering, or geographic significance;
and

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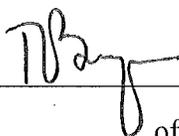
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1 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
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4 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
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6
7 Passed by the City Council the 16th day of June, 2014, and
8 signed by me in open session in authentication of its passage this
9 16th day of June, 2014.

10
11 
12 President _____ of the City Council

13
14 Approved by me this 23 day of June, 2014.

15
16 
17 Edward B. Murray, Mayor

18
19 Filed by me this 24th day of June, 2014.

20
21 

22 State of Washington, County of King
23 Monica Martinez Simmons, City Clerk

(Seal)

24 I, Darryl Brooks certify that this is a true and correct
25 copy of Ordinance 124501, on file in the records
26 of the City of Seattle, Office of the City Clerk



27 Signed by 
28 Signature _____
Title: Legislative Info. Specialist
Date: 7-22-14

STATE OF WASHINGTON -- KING COUNTY

--SS.

313302

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 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

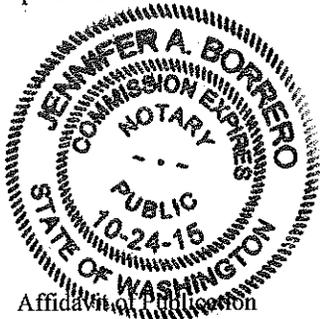
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124499-124508 TITLE

was published on

07/11/14

The amount of the fee charged for the foregoing publication is the sum of \$179.40 which amount has been paid in full.



[Handwritten Signature]

Subscribed and sworn to before me on
07/11/2014
[Handwritten Signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on June 16, 2014, 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. 124499

AN ORDINANCE relating to a skybridge over and across Marion Street, east of Minor Avenue; amending Ordinance 121490, as amended by Ordinance 121855; updating the insurance and bond requirements; amending the annual fee and other terms and conditions of the permit; renewing the term of the permit to Swedish Health Services; providing for the acceptance of the permit and conditions; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124500

AN ORDINANCE vacating a portion of Terry Avenue North, on the petition of the Seattle Department of Parks and Recreation (Clerk File 310009); designating the vacated portion of Terry Avenue North and Westlake Avenue North as an addition to Lake Union Park, and placing it under jurisdiction of the Department of Parks and Recreation.

ORDINANCE NO. 124501

AN ORDINANCE relating to historic preservation, imposing controls upon 777 Thomas Street, 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. 124502

AN ORDINANCE relating to historic preservation, imposing controls upon the Judge Ronald House, 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. 124503

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.012, 23.47A.006, 23.73.002, 23.73.005, 23.73.006, 23.73.008, 23.73.009, 23.73.010, 23.73.012, 23.73.014, 23.73.024, 23.84A.006, 23.86.026 and 23.86.028, and adding a new Section 23.73.015 to the Seattle Municipal Code to strengthen measures for maintaining and enhancing the character of the Pike/Pine neighborhood by addressing the bulk and scale of new development and the use of incentives for retaining character structures; clarifying and strengthening provisions for retaining character structures; removing restrictions on non-residential uses under certain conditions; and making corrections.

ORDINANCE NO. 124504

AN ORDINANCE granting Port of Seattle permission to construct, maintain, and operate a private roadway and electrical utilities; on a portion of South Dakota Street and East Marginal Way South, as part of the Argo Yard Truck Roadway Project; for a ten-year term renewable for two successive ten-year terms; specifying the conditions under which this permit is granted; and providing for the acceptance of the permit and conditions.

ORDINANCE NO. 124505

AN ORDINANCE relating to a lease agreement for office space; authorizing the Director of Finance and Administrative Services to enter into a lease agreement with 720 3rd Avenue Partners, L.L.C. for office space in the Pacific Building, for use by the Office of Professional Accountability; amending Ordinance 124349 that adopted the 2014 Budget to increase appropriations to provide for necessary costs and expenses related to preparing the leased premises for City use and occupancy; and ratifying and confirming certain prior acts; all by a three-fourths vote of the City Council.

ORDINANCE NO. 124506

AN ORDINANCE granting Puget Sound Bike Share, d.b.a. Pronto! Emerald City Cycle Share, permission to install, maintain, and operate a bike-share program in public places located within: Major Institution Overlay Districts, designated Urban Centers, Urban Villages, and all commercially or industrially-zoned areas in the City of Seattle; for a ten-year term, renewable for two successive ten-year terms; specifying the conditions under which this permit is granted; and providing for the acceptance of the permit and conditions.

ORDINANCE NO. 124507

AN ORDINANCE relating to City employment, to be known as the 2014 Seattle City Light General Manager/Chief Executive Officer Pay Zone Ordinance; adjusting the pay zone structure for the City's SCL GM/CEO Compensation Program for the year 2014.

ORDINANCE NO. 124508

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

Date of publication in the Seattle Daily Journal of Commerce, July 11, 2014.

7/11(313502)