SEATTLE CITY COUNCIL

Legislative Summary

CB 118447

Record No.: CB 118447 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 **124933** **In Control:** City Clerk

File Created: 05/29/2015

Final Action: 12/04/2015

Title: AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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.

Notes:

Sponsors: Bagshaw

Attachments:

Drafter: sarah.sodt@seattle.gov

	Date
Filed with City Clerk:	
Mayor's Signature:	
Vetoed by Mayor:	
Veto Overridden:	
Veto Sustained:	

Filing Requirements/Dept Action:

History of Legislative File **Legal Notice Published:** ☐ Yes ☐ No

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	06/30/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	06/30/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	07/01/2015	sent for review	Seattle Public Utilities and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Seattle Public Utilities and Neighborhoods Committee						
	Notes:						

1	Full Council	07/20/2015	referred	Seattle Public Utilities and Neighborhoods Committee	

Action Text: The Council Bill (CB) was referred. to the Seattle Public Utilities and Neighborhoods Committee
Notes:

1	Seattle Public Utilities and Neighborhoods Committee	11/19/2015	pass		Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:

In Favor: 2 Chair Bagshaw, Vice Chair Sawant

Opposed: 0

1	Full Council	11/30/2015	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
Notes:

In Favor: 8 Council President Burgess, Councilmember Bagshaw, Councilmember Godden, Councilmember Gonzalez, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Rasmussen

Opposed: 0

1	City Clerk	12/02/2015	submitted for Mayor's signature	Mayor

Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:

1	Mayor	12/04/2015	Signed

Action Text: The Council Bill (CB) was Signed.
Notes:

1	Mayor	12/04/2015	returned	City Clerk

Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:

1	City Clerk	12/04/2015	attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:

CITY OF SEATTLE

ORDINANCE 124933

COUNCIL BILL 118447

AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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 Preservation 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 September 19, 2012, voted to approve the nomination of the improvement located at 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the "Town Hall Seattle (former Fourth Church of Christ, Scientist)" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 7, 2012, the Board voted to approve the designation of Town Hall Seattle (former Fourth Church of Christ, Scientist) under SMC Chapter 25.12; and

WHEREAS, on October 1, 2014, 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 Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the "Town Hall Seattle (former Fourth Church of Christ, Scientist)" for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. Town Hall Seattle (former Fourth Church of Christ, Scientist) is located on the property legally described as:

Lots 2 and 3, Block 52, A.A. Denny's Plat of an Extension to Terry's 1st Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of plats, page 86, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) are designated:

1. The exterior of the building;
2. The following interior features: the entry vestibule and lobby on the Second Floor/Foyer Level; the NE and SE stairwell systems between the second floor and the auditorium; and the auditorium space; and
3. The site on which Town Hall Seattle (former Fourth Church of Christ, Scientist) is located.

C. Basis of Designation. The designation was made because Town Hall Seattle (former Fourth Church of Christ, Scientist) is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state

or nation, has integrity or the ability to convey its significance, and satisfies the following from SMC 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction (SMC 25.12.350.D).
2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
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 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 or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B, 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 features: the entry vestibule and lobby on the Second Floor/Foyer Level; the NE and SE stairwell systems between the second floor and the auditorium; and the auditorium space; and

c. The site on which Town Hall Seattle (former Fourth Church of Christ, Scientist) is located.

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

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

b. The installation of interior signage required by code, such as accessible wayfinding signage, restroom signage, Fire Department access signage, and egress signage.

c. The installation of furniture (i.e., ticketing desk, sound booth, audio/visual cabinets, etc.), as long as the method of attachment is removable and repairable to original condition.

d. The installation of exterior temporary banners or signs for exhibitions, programs, or events based on a signage plan approved by the Landmarks Preservation Board.

e. The installation, removal, or alteration of the following landscape elements: shrubs, perennials, and annuals.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:

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

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

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

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 timely transmit a written decision constitutes approval of the request.

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

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

c. The alteration or replacement of interior flooring and carpeting.

d. Interior painting.

e. The installation, alteration, or removal of interior lighting and audio/visual equipment with the understanding that the installation is done in such a way that it can be removed in the future. If equipment is removed, the following repair techniques will be utilized. For holes less than two inches in diameter,

the plaster will be patched. For holes over two inches in diameter, the plaster around the hole will be back cut around the edges to form a key. Mesh backing will be inserted and a scratch coat will be built out, followed by a brown coat, then a finish coat to make the repaired area flush with the adjacent wall surfaces. Prime and paint to match adjacent surfaces.

f. The installation, alteration, or removal of signage not already excluded in subsections 2.A.2.b and 2.A.2.d.

g. The installation of a sound separation enclosure in the SE & NE stairwell.

h. Alterations to the central stair to the auditorium.

i. The installation of a green roof that is not visible from the public right of way.

j. The alteration, removal, and replacement of existing non-historic elevator, elevator shaft, and enclosure.

k. The alteration, removal, and replacement of the non-historic canopy on the northwest corner of the building.

Section 3. INCENTIVES: The following incentives are hereby granted on the features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) 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 permit issued pursuant to SMC Title 23.

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

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

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

Section 5. Town Hall Seattle (former Fourth Church of Christ, Scientist) is hereby added alphabetically to Section II, Buildings, of 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 CHPO, and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

Section 7. This ordinance shall take effect and be in force 30 days 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 30th day of NOVEMBER, 2015, and signed by me in open session in authentication of its passage this 30th day of NOVEMBER, 2015.

President _____ of the City Council

Approved by me this 4th day of December, 2015.

Edward B. Murray, Mayor

Filed by me this 4th day of December, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

STATE OF WASHINGTON -- KING COUNTY

--ss.

331615

No. 124931,32,33,34,35,36,37

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;TITLE ONLY ORDINANCES

was published on

12/18/15

The amount of the fee charged for the foregoing publication is the sum of $124.00 which amount has been paid in full.

JENNIFER A. BARNES
COMMISSION EXPIRES
10-24-19
STATE OF WASHINGTON

Subscribed and sworn to before me on

12/18/2015

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on November 30, 2015, 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. Document Type

Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124931

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

Ordinance 124932

AN ORDINANCE relating to historic preservation; imposing controls upon the Pacific Science Center, 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 124933

AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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 124934

AN ORDINANCE relating to historic preservation; imposing controls upon the Schoenfeld 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 124935

AN ORDINANCE relating to the Pike Place Market Historical Commission; amending Section 25.24.030 of the Seattle Municipal Code to revise the number, categories, and appointing authority for Commission positions; and making technical corrections.

Ordinance 124936

AN ORDINANCE relating to the water system of Seattle Public Utilities; declaring real property in the City of Lake Forest Park known as the Kenmore Reservoir Site to be surplus to The City of Seattle's needs; and authorizing the Director of Seattle Public Utilities to sell the property through an open competitive process.

Ordinance 124937

AN ORDINANCE relating to Seattle Public Utilities; authorizing the Director of Seattle Public Utilities to lease or acquire by negotiation or condemnation land and all other necessary property rights located at 4500 West Marginal Way Southwest, Seattle, Washington for public drainage, wastewater, and general municipal purposes, and to execute, accept and record deeds and convenient documents and agreements deemed by the Director to be necessary to this transaction on behalf of the City; placing the conveyed real properties under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, December 18, 2015.

12/18(331615)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728

20160513000513

SEATTLE CITY C ORD 81.00
PAGE-001 OF 009
05/13/2016 11:01
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein):

Ordinance 124933

FILED
CITY OF SEATTLE
2016 MAY 20 PM 2:51
CITY CLERK

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 2 and 3, Block 52, A.A. Denny's Plat of an Extension to Terry's 1st Addition to the City of Seattle

Additional legal on page ___ of document

☐ N/A

Assessor's Property Tax Parcel/Account Number

#_____1979200050_____

☐ 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 124933

COUNCIL BILL 118447

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Passed by the City Council the 30th day of NOVEMBER, 2015, and signed by me in open session in authentication of its passage this 30th day of NOVEMBER, 2015.

President _____ of the City Council

Approved by me this 4th day of December, 2015.

Edward B. Murray, Mayor

Filed by me this 4th day of December, 2015.

Monica Martinez Simmons, City Clerk

State of Washington,
County of King

I, Janet Polata, certify that this is a true and correct copy of Ordinance 124933, on file in the records of the City of Seattle, Office of the City Clerk

(Seal)

Signed by:
Signature:
Title: Legislative Information Supervisor
Date: May 12, 2016