111884

Ordinance No. 111884

AN ORDINANCE relating to historic preservation, imposing controls upon the Georgetown Steam Plant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

COMPTROLLER FILE NUMBER _____

WP

Recommend: Do Pass

Council Bill No. 103281

INTRODUCED: SEP 20 1982	BY:
REFERRED: SEP 20 1982	TO: P&CR
REFERRED:	
REFERRED:	
REPORTED: SEP 10 1984	SECOND READING: SEP 10 1984
THIRD READING: SEP 10 1984	SIGNED: SEP 10 1984
PRESENTED TO MAYOR: SEP 11 1984	APPROVED: SEP 17 1984
RETD. TO CITY CLERK: SEP 18 1984	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

REC'D OMB SEP 11 1984

JEF:jrs
2/3/84

ORDINANCE 111884

AN ORDINANCE relating to historic preservation, imposing controls upon the Georgetown Steam Plant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public hearing on May 16, 1979, voted to approve the nomination of the Georgetown Steam Plant in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on July 15, 1981, the Board voted to approve the designation of the Georgetown Steam Plant as a Landmark under Code Chapter 25.12; and

WHEREAS, on November 18, 1981, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Georgetown Steam Plant more particularly described as:

That portion of Tracts A, B, C and D, Queen Addition to the City of Seattle supplemental, according to the plat thereof recorded in Volume 10 of plats, page 29, records of King County, Washington, described as follows:

Beginning at the northwest corner of said Tract A;
thence along the northwesterly line of Tracts A and B North 57°33'42.1" East 173.78 feet;
thence South 32°27'58.4" East 361.60 feet to the South line of said Tract D;
thence along the South line of said Tracts B, C, and D South 66°37'59" West 228.32 feet;
thence North 37°39'06.5" West 220.04 feet to the West line of said Tract A;
thence along said West line of Tract A North 1°26'38.3" East 128.257 feet to the point of beginning.

CS 19.2

(To be used for all Ordinances except Emergency.)

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984,

and signed by me in open session in authentication of its passage this 10th day of September, 1984.

President of the City Council.

Approved by me this 17th day of September, 1984.

Mayor.

Filed by me this 18th day of September, 1984

Attest:

City Comptroller and City Clerk.

(SEAL)

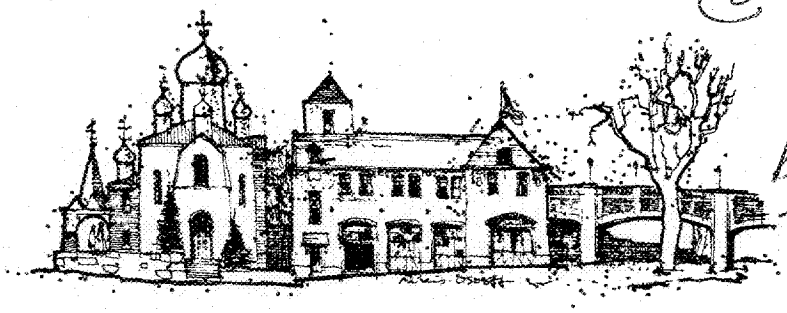
Published

By

Deputy Clerk.

CSS 8.1.6

James: Contact Laurie Lehman @ City Light - 3462 before you send this property to Council. Thanks!



The City of Seattle

Landmarks Preservation Board

LPB-293/81

400 Yesler Building Seattle, Washington 98104 · (206) 625-4501

NOTICE OF APPROVAL OF AGREEMENT ON PROPOSED LANDMARK CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

Name of Landmark: GEORGETOWN STEAM PLANT
Address: Northwest end of King County Air Field

At their meeting held on Wednesday, November 18, 1981, the City of Seattle's Landmarks Preservation Board reviewed and approved the attached Agreement on proposed Controls and Incentives and voted to transmit the necessary documentation to the City Council for their action pursuant to the Landmarks Preservation Ordinance #106348.

ISSUED: November 23, 1981
Earl D. Layman, City Historic Preservation Officer

by: Roberta Deering
Roberta Deering, Landmarks Preservation Coordinator

Attachment

cc: Charles Royer, Mayor
Bob Royer, Deputy Mayor
William Krippaehne, Chairman
William Justen, Dept. of Construction & Land Use
James Kamihachi, Office of Policy and Evaluation
I. Dean Mosier, Dept. of Community Development
Joseph Recchi, City Light
William Stafford, Office of Intergovernmental Relations
Jacob Thomas, State Historic Preservation Officer
Art Skolnik
Estelle Shirey
Washington Trust for Historic Preservation

The City of Seattle
Landmarks Preservation Board
400 Yesler Building Seattle, Washington 98104 · (206) 625-4501

LPB-296/81

AGREEMENT ON PROPOSED LANDMARK CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

The Georgetown Steam Plant

In order to preserve the significant elements of the Landmark, a Certificate of Approval, pursuant to the City's Landmarks Preservation Ordinance #106348, must be issued by the Landmarks Preservation Board, or the time for denying a Certificate of Approval application must have expired, before any significant changes may be made that would involve any alterations to or deterioration of the following features:

> the entire structure, all existing parts of the entire steam producing and electricity generating systems within the plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meters, panels and gauges.

Any in-kind maintenance and repairs of the above-noted features are excluded from the Certificate of Approval requirement.

Agreement Signed: November 12, 1981 via Letter to Landmarks Preservation Board from Mayor Charles Royer, with approval from Joseph Recchi, City Light and I. Dean Mosier, Department of Community Development, with Earl D. Layman, City Historic Preservation Officer.

Submitted to Landmarks Preservation Board November 18, 1981:

Roberta Deering
Landmarks Preservation Coordinator

The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 · (206) 625-4501 LPB-222/81

REPORT ON DESIGNATION

July 29, 1981

Name of Property: Georgetown Steam Plant

Legal Description:

Part of Tracts "B", "C" and "D", all of Tracts "E" and "F" and part of Tracts "G", and "I" Queen Addition to the City of Seattle, Supplemental, according to plat thereof recorded in Volume 10 of Plats, Page 29, Records of King County, Washington; also a part of that certain tract of land (commonly known as "Ada M. Blackwell Tract") conveyed by Winifred Abbott to the Seattle Electric Company by deed of record in the office of the County Auditor of King County under Auditor's File Number 384709 in Volume 445 of Deeds, on Page 390; also a part of the north half of the filled bed of the Duwamish River in Sections 28 and 29, Township 24 North, Range 4 East, W.M., and of vacated 14th Avenue South lying within said north half of the filled bed of the Duwamish River; also a part of an irregular strip of land in said Sections 28 and 29 which is bounded on the southerly side by the northerly line of the northerly half of the filled bed of the Duwamish River, and bounded on the northerly side by the southerly line of Tracts "D", "E", "F", "G", "H", and "I", of said Queen Addition to the City of Seattle, Supplemental, and by the tract of land hereinbefore mentioned, commonly known as "Ada M. Blackwell Tract", this irregular strip including all lands lying between the boundaries described above.

Said land being more particularly described as follows: Beginning at a point on the northwesterly line of Tract "B" of the said Queen Addition to the City of Seattle, Supplemental, distant 100 feet southwesterly from the most northerly corner of said Tract "B" of said Queen Addition to the City of Seattle, Supplemental; thence northeasterly along the northwesterly line of Tracts "B", "C", "D", "E", "F" and "G" of said Queen Addition to the City of Seattle, Supplemental, to the northerly line of Tract "G" of said Queen Addition to the City of Seattle,

Supplemental; thence easterly along the northerly along the northerly line of Tract "G" of said Queen Addition to the City of Seattle, Supplemental, to a point where said line is intersected by the southwesterly line of the former right of way of the Oregon and Washington Railroad and Navigation Company, from which point the northeast corner of Tract "H" bears South 89°53'56" East, a distance of 144.69 feet; running thence South 43°27'31" East along said right of way line 28.53 feet to a point of curve; thence continuing along said right of way line, along a curve to the left having a radius of 1463.00 feet, a distance of 233.98 feet to a point; thence South 39°01' East deviating westerly from said right of way line, a distance of 52.975 feet to a point of curve; thence on a curve to the left having a radius of 280.53 feet, a distance of 225.11 feet to a point of intersection with the said right of way line; thence South 60°37'47" East along said right of way line to a point of intersection with the southerly line of said Ada M. Blackwell Tract; thence westerly along the southerly line of said Ada M. Blackwell Tract to the southwest corner of said Ada M. Blackwell Tract; thence South 51°00' West to the northerly line of the northerly half of the filled bed of the Duwamish River; thence continuing South 51°00' West 143.26 feet to the southerly line of the northerly half of the filled bed of the Duwamish River; thence North 70°00' West 115.00 feet along said southerly line; thence West 170.00 feet along said southerly line; thence South 57°41'06" West 500.00 feet along said southerly line; thence South 69°35'00" West along said southerly line to a point which bears South 33°36'10" East from the point of beginning; thence North 33°36'10" West 514 feet, more or less, to the point of beginning; except any portion thereof in 15th Avenue South as conveyed to the City of Seattle by deed recorded June 29, 1916 under Auditor's File No. 1068628.

At the Hearing held on 15 July 1981 the Seattle Landmarks Preservation Board voted to approve the designation of subject property as a City of Seattle Landmark based upon satisfaction of the following criteria of Ordinance 106348:

The features and/or characteristics to be preserved include:

The entire structure, together with preservation and maintenance of the pumping station, the discharge flume and easements necessary for plant operations; and, further, maintenance in working order of all existing parts of the entire steam producing and electricity generating systems within the plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meter, panels and gauges, including also the Greely Substation.

Designation was approved based upon satisfaction of the following criteria of Ordinance 106348:

Section 3.01 (3) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.

The successful development of a powerful steam turbine came during a very opportune period in the history of electric utilities. The growing demand early in this century for electricity had already exceeded the production capability of conventional reciprocating steam engines where hydroelectric power was unavailable as an alternative source. This development was a major contribution toward the general availability of low cost electric power. The subject plant with its Curtis steam turbines was built and originally operated by Seattle Electric Company, a merger of several of Seattle's small and fiercely competitive electric utilities. Through their pioneering use of the Curtis system, low cost electric power was available on the local scene, presumably for the first time.

Section 3.01 (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction.

The building itself is an unusually early (especially for this region) use of unadorned and uncovered reinforced concrete. The use of this material as a basic building material had been essentially forgotten since the Romans until the first decade of this century in this country and in some European countries, and more particularly rediscovered by architects (F. Ll. Wright, A.G. Perret, Mendehlsson, etc.). Seattle, strangely enough, was in the vanguard of the use of this new/old building material (Lake Union steam plant, Queen Anne Walls, Arboretum acquaduct, Pike Place Market, to name a few). The building complex vaguely echoes the neo-classic formula of form, base, shaft and crown, but at the same time honestly and functionally uses fenestration where needed.

In addition to the building, the equipment itself is significant, not only because included are the last operating examples of the vertical Curtis turbine, but also an improved horizontal Curtis turbine installed ten years later. The Georgetown Plant and its equipment are a unique working demonstration of early 20th Century electric power generation technology.

Issued 29 July 1981

Earl D. Layman
City Historic Preservation Officer

EDL:gaj

The City of Seattle
Landmarks Preservation Board
400 Yesler Building
~~919 Arctic Building~~ Seattle, Washington 98104 · (206) 625-4501

LPB-161/79

STAFF RECOMMENDATIONS ON APPROVAL OF NOMINATION
THE GEORGETOWN STEAM PLANT

The Georgetown Steam Plant, owned by Seattle City Light, consists of a structure housing a unique assembly of equipment significant to the history of electric power production in the United States. Of particular note is the fact that all the original components of the plant (with certain exceptions noted in the Nomination Form) are intact and maintained by City Light in working order. The concrete structure housing this machinery itself may be one of the earliest uses of reinforced concrete in Seattle, perhaps in the State of Washington.

The Staff recommends that the Landmarks Preservation Board approve the nomination of the Georgetown Steam Plant for further consideration as a Seattle Landmark; that, in anticipation of a request to pursue Consent Proceedings from the owner, a date for Public Hearing not be set at this time; and, that the features or characteristics of the plant proposed for preservation include:

> the maintenance of the complete plant complex, including the reinforced concrete structure, the pumping station, the discharge flume and easements necessairy for plant operations; and, the maintenance in working order of all existing parts of the entire electricity generating system within the plant, including all mechanical and electrical components, supports, auxiliary machinery, and including such decorative features as original meters, panels and gauges.

Submitted,

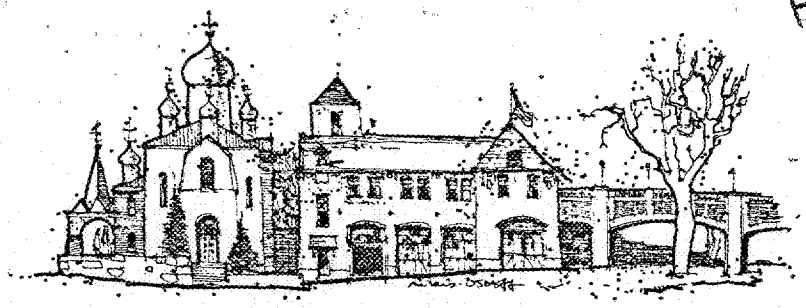
R. Deering

Roberta Deering, Coordinator
May 16, 1979

RD:Dd

approved by LPB 5-16-79

#4113



COPY OF WITHIN RECEIVED

JUN 15 1982

Douglas N. Jewett
CITY ATTORNEY

The City of Seattle LPB-105/82

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 · (206) 625-4501

June 14, 1982

Crandell / Fearn / CAE

Mr. James Fearn
Law Department
10th Floor, Municipal Building
Seattle, Washington 98104

SUBJECT: Requests for Ordinance Drafts - Landmarks:

Drake House
First African Methodist Episcopal Church
Georgetown Steam Plant
Handschy/Kistler House
Home of Good Shepherd
Nelson/Steinbrueck House
Ramsing House
St. James Cathedral, Rectory & Site
Times Square Building

Dear James:

Enclosed is pertinent documentation on the subject nine Landmark proceedings which require draft designating ordinances. Roberta compiled these materials before she left and she tells me that she mentioned most of these properties to Alan Osaki, of Sibonga's staff, at their meeting so he should know they are coming. All these cases involved owner agreement/no opposition.

Also enclosed is the draft ordinance for the First Avenue Groups with Roberta's comments.

Please let me know when the draft ordinances for these cases are ready to transmit to Ms. Sibonga's committee, and call me should there be any questions.

Sincerely,

Earl Layman
City Historic Preservation Officer

EDL:dn
Enclosures

cc: Alan Osaki

RECORDED THIS DAY
OCT 5 12 12 PM '84
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

JEF:jrs
2/3/84

84/10/05 #0702 B
RECD F 5.00
CASHSL ****5.00
11

8410050702

ORDINANCE 111884

AN ORDINANCE relating to historic preservation, imposing controls upon the Georgetown Steam Plant, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

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thence along the South line of said Tracts B, C, and D South 66°37'59" West 228.32 feet;
thence North 37°39'06.5" West 220.04 feet to the West line of said Tract A;
thence along said West line of Tract A North 1°26'38.3" East 128.257 feet to the point of beginning.

as a Landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

1.) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and

2.) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed.

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make any significant changes that would involve alterations to or deterioration of the following features of the Plant: The entire structure, all existing parts of the entire steam producing and electricity generating systems within the Plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meters, panels and gauges. Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 4. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

8410050702

CS 19.2

(To be used for all Ordinances except Emergency.)

Return to
FILED for Record at Request of

TIM HILL, CITY COMPTROLLER
101 SEATTLE MUNICIPAL BUILDING
SEATTLE, WA 98104

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, TIM HILL, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this

TIM HILL
Comptroller and City Clerk

By: Ernst Dull
Deputy Clerk

8410050702

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984, and signed by me in open session in authentication of its passage this 10th day of September, 1984.

President of the City Council.

Approved by me this 17th day of September, 1984.

Charles Royer
Mayor.

Filed by me this 18th day of September, 1984

Attest: Tim Hill
City Comptroller and City Clerk.

(SEAL)

By Ernst Dull
Deputy Clerk.

Published

CBS 8.1.6

C-599

Affidavit of Publication

STATE OF WASHINGTON
KING COUNTY—SS.

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 refered 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

Ordinance No. 111884

was published on September 20, 1984

B. Klein

Subscribed and sworn to before me on

September 20, 1984

Yvonne Summers

Notary Public for the State of Washington, residing in Seattle.

City of Seattle

ORDINANCE 111884

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WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

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is hereby acknowledged.

Section 2. The following controls upon alteration of the landmark are hereby imposed.

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make any significant changes that would involve alterations to or deterioration of the following features of the Plant: The entire structure, all existing parts of the entire steam producing and electricity generating systems within the Plant, including all mechanical and electrical components, supports, auxiliary machinery, and such decorative features as original meters, panels and gauges. Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 4. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of September, 1984, and signed by me in open session in authentication of its passage this 10th day of September, 1984.

President of the City Council.

Approved by me this 17th day of September, 1984.

Mayor.

Filed by me this 18th day of September, 1984.

(SEAL)

Attest: City Comptroller and City Clerk.

Publication ordered by TIM ELL, Comptroller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, September 20, 1984.