

Ordinance No. 123555

Council Bill No. 116987

AN ORDINANCE relating to historic preservation, imposing controls upon the Laurelhurst Community 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.

Related Legislation File:

Date Introduced and Referred: <u>Oct. 11, 2010</u>	To: (committee): Built Environment
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>March 14, 2011</u>	Date Presented to Mayor: <u>March 15, 2011</u>
Date Signed by Mayor: <u>3.18.11</u>	Date Returned to City Clerk: <u>3.18.11</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text	Date Passed Over Veto:
Date Veto Published:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: *Samy S. Lawrence*

Committee Action:

Date	Recommendation	Vote
<u>030911</u>	<u>APPROVE</u>	<u>3-0 SC:SB:MO</u>

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

Full Council Action:

Date	Decision	Vote
<u>3/14/11</u>	<u>PASSED</u>	<u>7-0 (excused: Boggs, Shaw, Conlin)</u>

Law Department

1 41st Street in Seattle (the improvement and the portion of the property are collectively referred to
2 as the "Laurelhurst Community Center" for purposes of this ordinance) is hereby acknowledged.

3 A. Legal Description. The Laurelhurst Community Center is located on the property
4 legally described as:

5 Blocks 1, 4, 5, and 8, excepting Lots 28, 29, and 30 of Block 8, Scottish Heights
6 Addition, together with portions of vacated East 42nd, 43rd and 44th Streets
7 adjoining, according to the Plat thereof recorded in Volume 3 of Plats, page 193,
8 records of King County, Washington.
9

10 B. Specific Features and/or Characteristics Designated. Pursuant to SMC
11 25.12.660.A.2, the following specific features and/or characteristics of the Laurelhurst
12 Community Center are designated:

- 14 1. The exterior of the 1935 Building.
- 15 2. The portion of the property within ten feet of the exterior walls of the north, south
16 and east elevations of the 1935 Building.

18 C. Basis of Designation. The designation was made because the Laurelhurst
19 Community Center has significant character, interest or value as a part of the development,
20 heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to
21 convey its significance, and because it satisfies the following from SMC 25.12.350:

- 23 1. It is associated in a significant way with a significant aspect of the cultural,
24 political, or economic heritage of the community, City, state or nation (SMC
25 25.12.350.C).

- 1 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
2 an easily identifiable visual feature of its neighborhood or the city and contributes
3 to the distinctive quality or identity of such neighborhood or the city (SMC
4 25.12.350.F).

5 Section 2. CONTROLS: The following controls are hereby imposed on the features and
6 characteristics of the Laurelhurst Community Center that were designated by the Board for
7 preservation:
8

9 A. Certificate of Approval Process.

- 10 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner
11 must obtain a Certificate of Approval issued by the Board pursuant to SMC
12 Chapter 25.12, or the time for denying a Certificate of Approval must have
13 expired, before the owner may make alterations or significant changes to the
14 following specific features or characteristics:
15 a. The exterior of the 1935 Building.
16 b. The portion of the property within ten feet of the exterior walls of the north,
17 south and east elevations of the 1935 Building.
18 2. No Certificate of Approval is required for the following:
19 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
20 b. Installation, removal or alteration of the following landscape elements: trees
21 less than eight inches in diameter measured four and one-half feet above
22 ground, shrubs, perennials and annuals.
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- c. Installation, removal or alteration of temporary park furnishings, including benches and trash receptacles.
- d. Installation, removal or alteration of non-original light fixtures.
- e. Installation, removal or alteration of exterior security lighting, video cameras, and security system equipment.
- f. Installation, removal or alteration of temporary and ADA signage.
- g. Installation, removal or alteration (including repair) of underground irrigation, providing that the site is restored in-kind.

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

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations, including applicable drawings and/or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC chapter 25.12, the alterations shall be approved without further action by the Board.
 - c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.



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

4 3. CHPO approval for changes or alterations to the designated features or
5 characteristics of the landmark described in Section 2.A.1. of this Ordinance, is
6 available for the following:

7 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
8 escapes, pipes, and other similar wiring or mechanical elements necessary for
9 the normal operation of the building.

10 b. For the original west wall of the 1935 Building, alterations that do not include
11 removal of historic fabric.

12 c. Removal of hazardous trees more than eight inches in diameter measured four
13 and one-half feet above ground.

14 d. Installation, removal or alteration of walkways and pathways.

15 e. Installation, removal or alteration of signage other than signage excluded in
16 Section 2.A.2.f.

17 Section 3. INCENTIVES: The following incentives are hereby granted on the features and
18 characteristics of the Laurelhurst Community Center that were designated by the Board for
19 preservation:



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

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

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

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

11 Section 5. The Laurelhurst Community Center is hereby added to the Table of Historical
12 Landmarks contained in SMC Chapter 25.32.

13 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the
14 King County Director of Records and Elections, deliver two certified copies to the City Historic
15 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning
16 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
17 owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force 30 days from and after its
2 approval by the Mayor, but if not approved and returned by the Mayor within ten days after
3 presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 14th day of March, ²⁰¹¹~~2010~~, and
5 signed by me in open session in authentication of its passage this

6 14th day of March, ²⁰¹¹~~2010~~.

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10 President Pro Tem of the City Council

11 Approved by me this 18th day of March, ~~2010~~ 2011

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15 Michael McGinn, Mayor

16 Filed by me this 18th day of March, ~~2010~~ 2011

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20 City Clerk

21 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amy Williams/206-233-2651

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Laurelhurst Community 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.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Laurelhurst Community Center as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Laurelhurst Community Center to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Laurelhurst Community Center was built in 1935 and is located in the Laurelhurst neighborhood. A Controls and Incentives Agreement (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 and a portion of the site but do not apply to the following: alterations to the interior of the building, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

Please check one of the following:

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

Attachments:

Exhibit A – Vicinity Map of the Laurelhurst Community Center







City of Seattle
Office of the Mayor

October 5, 2010

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Laurelhurst Community Center at 4554 Northeast 41st Street as a historic landmark, imposes controls, grants incentives and adds the Laurelhurst Community Center 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 1935 building and a portion of the site, but do not apply to the following: alterations to the interior of the building, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at 206-684-0380.

Sincerely,

Deputy Mayor
Paul Amet
Michael McGinn *fr*
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



STATE OF WASHINGTON – KING COUNTY

--SS.

268784

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.

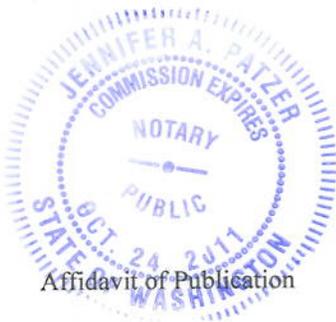
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123555-561 TITLE ONLY

was published on

03/24/11

The amount of the fee charged for the foregoing publication is the sum of \$ 116.03, which amount has been paid in full.



Affidavit of Publication

Mal

Subscribed and sworn to before me on
03/24/11

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following resolutions, passed by the City Council on March 14, 2011, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 123555

AN ORDINANCE relating to historic preservation, imposing controls upon the Laurelhurst Community 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 NO. 123556

AN ORDINANCE vacating the east 200 feet of the alley in Block 3, Bonen's Addition to the City of Seattle, on the petition of Bethany Community Church; accepting an easement for non-exclusive street purposes; and ratifying and confirming certain prior acts. (Clerk File 307183).

ORDINANCE NO. 123557

AN ORDINANCE relating to historic preservation, imposing controls upon the Harborview Medical Center (Center Wing of the East Hospital), 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. 123558

AN ORDINANCE vacating a portion of Wolcott Avenue between the east margin of Rainier Avenue South and the west margin of the alley in Block 17, C.D. Hillman's Atlantic City Addition to the City of Seattle Division No. 2, on the petition of Housing Resources Group and Chung Tai International Chan Buddhist Association; suspending the vacation compensation provision of Seattle Municipal Code subsection 15.62.090A to accept one-half the appraised value for the purposes of this ordinance only; and accepting a Property Use and Development Agreement as reflected in Clerk File 309627.

ORDINANCE NO. 123559

AN ORDINANCE relating to Seattle Public Utilities; authorizing the Director of Seattle Public Utilities to enter into long-term, full and partial requirements contracts and emergency intertie agreements with wholesale customers that have expiring water supply contracts with Seattle, and ratifying and confirming certain prior acts.

ORDINANCE NO. 123560

AN ORDINANCE relating to the Opportunity Fund category of the 2008 Parks and Green Spaces Levy; accepting the recommendations of the 2008 Parks and Green Spaces Levy Oversight Committee; authorizing the acquisition of real property commonly known as 18th Ave. SW & SW Brandon St. (Puget Ridge Edible Park) and 19th and Madison Neighborhood Park; authorizing acceptance of the deeds for open space, park, and recreation purposes; amending the 2011 Adopted Budget and 2011 2016 Capital Improvement Program; and increasing appropriations in connection thereto; and ratifying and confirming certain prior acts, all by a three-fourths vote of the City Council.

ORDINANCE NO. 123561

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

Publication ordered by the City Clerk
Date of publication in the Seattle Daily
Journal of Commerce, March 24, 2011.

3/24(268734)

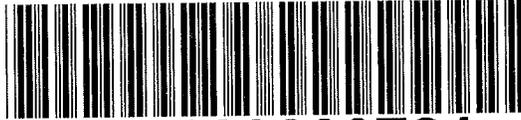
Return Address:

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 69.00
PAGE-001 OF 008
03/30/2011 13:31
KING COUNTY, WA

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CITY OF SEATTLE
CITY CLERK
11 JUN 15 AM 10:23

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 123555

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 ___ of document

Blocks 1, 4, 5, and 8, excepting Lots 28, 29, and 30 of Block 8, Scottish Heights Addition, together with portions of vacated East 42nd, 43rd and 44th Streets adjoining, according to the Plat thereof recorded in Volume 3 of Plats, page 193, records of King County, Washington.

N/A

Assessor's Property Tax Parcel/Account Number

7613700005

- 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

1 41st Street in Seattle (the improvement and the portion of the property are collectively referred to
2 as the "Laurelhurst Community Center" for purposes of this ordinance) is hereby acknowledged.

3 A. Legal Description. The Laurelhurst Community Center is located on the property
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 - 15 2. The portion of the property within ten feet of the exterior walls of the north, south
16 and east elevations of the 1935 Building.
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18 C. Basis of Designation. The designation was made because the Laurelhurst
19 Community Center has significant character, interest or value as a part of the development,
20 heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to
21 convey its significance, and because it satisfies the following from SMC 25.12.350:

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- 23 1. It is associated in a significant way with a significant aspect of the cultural,
24 political, or economic heritage of the community, City, state or nation (SMC
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- 1 2. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is
2 an easily identifiable visual feature of its neighborhood or the city and contributes
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6 characteristics of the Laurelhurst Community Center that were designated by the Board for
7 preservation:
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9 A. Certificate of Approval Process.

- 10 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner
11 must obtain a Certificate of Approval issued by the Board pursuant to SMC
12 Chapter 25.12, or the time for denying a Certificate of Approval must have
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1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations, including applicable drawings and/or specifications.
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 - c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.



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

4 3. CHPO approval for changes or alterations to the designated features or
5 characteristics of the landmark described in Section 2.A.1. of this Ordinance, is
6 available for the following:

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- 8 a. The addition or elimination of duct conduits, HVAC vents, grilles, fire
 - 9 escapes, pipes, and other similar wiring or mechanical elements necessary for
 - 10 the normal operation of the building.
 - 11 b. For the original west wall of the 1935 Building, alterations that do not include
 - 12 removal of historic fabric.
 - 13 c. Removal of hazardous trees more than eight inches in diameter measured four
 - 14 and one-half feet above ground.
 - 15 d. Installation, removal or alteration of walkways and pathways.
 - 16 e. Installation, removal or alteration of signage other than signage excluded in
 - 17 Section 2.A.2.f.

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20 Section 3. INCENTIVES: The following incentives are hereby granted on the features and

21 characteristics of the Laurelhurst Community Center that were designated by the Board for

22 preservation:

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

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5 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to
6 the applicable provisions thereof.
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8 C. Special tax valuation for historic preservation may be available under Chapter
9 84.26 RCW upon application and compliance with the requirements of that statute.

10 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
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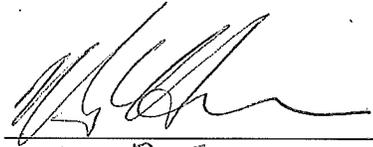
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18 and Development. The CHPO is directed to provide a certified copy of the ordinance to the
19 owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force 30 days from and after its
2 approval by the Mayor, but if not approved and returned by the Mayor within ten days after
3 presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 14th day of March, 2011, 2010, and
5 signed by me in open session in authentication of its passage this

6 14th day of March, 2011, 2010.

8 
9 _____
10 President Pro Tem of the City Council

11 Approved by me this 18th day of March, 2011, 2010

14 
15 _____
16 Michael McGinn, Mayor

17 Filed by me this 18th day of March, 2011, 2010

18 
19 _____
20 City Clerk

21 (Seal) State of Washington,
County of King

22 I, Jean Polata certify that this is a true and correct
23 copy of Ordinance No. 23535, on file in the records
24 of the City of Seattle, Office of the City Clerk



25 Signed by: _____
26 Signature: _____
27 Title: Information Specialist
28 Date: March 22, 2011

