

Ordinance No. 124135

# The City of Seattle – Legislative Department

Council Bill No. 117450

Council Bill/Ordinance sponsored by: Samy Corrao

AN ORDINANCE relating to historic preservation, imposing controls upon the Admiral's 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.

## Committee Action:

Date	Recommendation	Vote
3/5/13	Pass	3(SG, RC, TR) - 0

### Related Legislation File:

Date Introduced and Referred: <b>4.23.12</b>	To: (committee): <b>Economic Resiliency &amp; Regional Relations</b>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <b>3/11/13</b>	Date Presented to Mayor: <b>3/12/13</b>
Date Signed by Mayor: <b>3.15.13</b>	Date Returned to City Clerk: <b>3.19.13</b>
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:

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

## Full Council Action:

Date	Decision	Vote
<b>3/11/13</b>	<b>Passed</b>	<b>6-0 (excused: Bergstrom, Contino, Lickitz)</b>

*Law Department*

ORDINANCE 124135

1  
2 AN ORDINANCE relating to historic preservation, imposing controls upon the Admiral's  
3 House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12  
4 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks  
5 contained in Chapter 25.32 of the Seattle Municipal Code.

6 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),  
7 establishes a procedure for the designation and preservation of sites, improvements and  
8 objects that are more than 25 years old and have historical, cultural, architectural,  
9 engineering or geographic significance; and

10 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on July 7,  
11 2010, voted to approve the nomination of the improvement (the building) and a portion of  
12 the parcel of property on which the improvement is located at 2001 West Garfield Street  
13 in Seattle, which are together referred to as the Admiral's House for purposes of this  
14 ordinance, for designation as a landmark under SMC Chapter 25.12; and

15 WHEREAS, after a public meeting on August 18, 2010, the Board voted to approve the  
16 designation of the Admiral's House under SMC Chapter 25.12; and

17 WHEREAS, on March 2, 2011, the Board and the owner of the designated landmark agreed to  
18 controls and incentives; and

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

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

22 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the  
23 Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of  
24 the parcel of property on which the improvement is located at 2001 West Garfield Street in  
25 Seattle, which are together referred to as the Admiral's House for purposes of this ordinance, is  
26 hereby acknowledged.

27 A. Legal Description

- 28 1. The Admiral's House is located on the property legally described as:



1 Parcel "G" of that certain real property described and shown on the record of  
2 survey recorded under King County Auditor's file No. 20040220900002, records  
3 of King County, Washington. Said parcel is situated in the southwest ¼ of Section  
4 23 and the northwest ¼ of Section 26, all in Township 25 North, Range 3 East,  
5 W.M., and is more particularly described as follows:

6 Beginning at the southwest corner of Lot 17, Block 9, Minor's Addition to the  
7 City of Seattle, also known as the True Point of Beginning of Quit Claim Deed  
8 recorded under King County Auditor's file No. 7606300880, and the true point of  
9 beginning of this description, said point being a 1" brass disk in concrete;  
10 thence south 89°08'13" west, along the north margin of Oakes Street as platted in  
11 said Minor's Addition, a distance of 88.36 feet to a 1" brass disk in concrete,  
12 thence north 37°01'35" west, a distance of 42.26 feet to a fence corner,  
13 thence north 68°59'49" west, a distance of 173.81 feet to a fence corner,  
14 thence north 42°22'17" east, a distance of 210.78 feet to a concrete monument  
15 with tack & lead,  
16 thence north 28°13'08" west, a distance of 74.51 feet to a concrete monument  
17 with tack & lead,  
18 thence east and north along a curve to the left, the radius point bearing north  
19 41°58'19" west, with a radius of 550.00 feet, a central angle of 07°03'22", an arc  
20 distance of 67.73 feet to a 1" brass disk in concrete,  
21 thence north 40°58'18" east, a distance of 100.00 feet to a concrete monument  
22 with tack & lead,  
23 thence north 49°01'42" west, a distance of 20.00 feet, to the south margin of West  
24 Garfield Street, as established by the City of Seattle condemnation ordinance  
25 53518, and a point of curvature, said point being a rebar and aluminum cap,  
26 thence east and north along a curve to the right, the radius point bearing south  
27 49°01'42" east, with a radius of 470.00 feet, a central angle of 14°07'59", an arc  
28 distance of 115.93 feet to a rebar and aluminum cap,  
thence north 03°31'36" east, a distance of 179.84 feet, to the northwest corner of  
the property exception to said quit claim deed (afn#7606300880), said point being  
a rebar and aluminum cap,  
thence north 89°46'23" east, a distance of 124.51 feet to a concrete monument  
with tack & lead,  
thence south 12°54'49" east, a distance of 99.23 feet to a rebar and aluminum cap,  
thence south 89°46'23" west, a distance of 106.30 feet to a concrete monument  
with tack & lead,  
thence south 02°15'17" west, a distance of 85.82 feet to a concrete monument  
with tack & lead,  
thence south 19°15'04" west, a distance of 85.61 feet, to a point of curvature and  
a concrete monument with tack & lead,



1           thence south and east along a curve to the left, the radius point bearing south  
2           70°44'56" east, with a radius of 40.00 feet, a central angle of 101°14'18", an arc  
3           distance of 70.68 feet to a concrete monument with tack & lead,  
4           thence south 81°59'14" east, a distance of 32.46 feet to a concrete monument with  
5           tack & lead,  
6           thence east and south along a curve to the right, the radius point bearing south  
7           08°00'46" west, with a radius of 30.00 feet, a central angle of 75°52'39", an arc  
8           distance of 39.73 feet to a concrete monument with tack & lead,  
9           thence south 06°06'38" east, a distance of 83.97 feet to a concrete monument with  
10          tack & lead,  
11          thence south 23°01'25" east, a distance of 102.53 feet to a concrete monument  
12          with tack & lead,  
13          thence south 00°46'37" east, a distance of 107.79 feet to a rebar and aluminum  
14          cap,  
15          thence south 88°18'21" east, a distance of 4.98 feet to a rebar and aluminum cap,  
16          thence south 00°51'42" west, a distance of 43.38 feet, to a point of curvature, said  
17          point being a concrete monument with tack & lead,  
18          thence south and west along a curve to the right, the radius point bearing north  
19          89°08'18" west, with a radius of 80.00 feet, a central angle of 72°42'19", an arc  
20          distance of 101.52 feet to a concrete monument with tack & lead,  
21          thence south 73°34'01" west, a distance of 31.32 feet to a rebar and aluminum cap,  
22          thence south 15°10'12" east, a distance of 18.72 feet, to the north margin of  
23          Marina Place as set forth in Auditor's file No. 116480, said point being a concrete  
24          monument with tack & lead,  
25          thence south 74°49'48" west, a distance of 98.84 feet to a rebar and aluminum cap,  
26          thence north 00°51'47" west, a distance of 94.75 feet to the True Point of  
27          Beginning.

17           Said parcel containing 169,449.30 square feet or 3.89 acres, more or less.

18           Situated in the City of Seattle, County of King, State of Washington.

- 19  
20           2. The portion of the property designated as a Landmark is described as follows:

21           That portion of parcel "G" of that certain real property described and shown on  
22           the Record of Survey recorded under King County Auditor's file No.  
23           20040220900002, records of King County, Washington, situated in the southwest  
24           ¼ of Section 23 and the northwest ¼ of Section 26, all in Township 25 North,  
25           Range 3 East, W.M., and more particularly described as follows:

26           Commencing at the southwest corner of Lot 17, Block 9, Minor's Addition to the  
27           City of Seattle, also known as the True Point of Beginning of Quit Claim Deed



1 recorded under King County Auditor's file No. 7606300880, said point being a 1"  
2 brass disk in concrete;  
3 thence south 89°08'13" west along the north margin of Oakes Street as platted in  
4 said Minor's Addition a distance of 88.36 feet to a 1" brass disk in concrete;  
5 thence north 37°01'35" west a distance of 27.50 feet to a point on the westerly line  
6 of said parcel "G" and the True Point of Beginning for this description;  
7 thence leaving said westerly line north 48°33'00" east a distance of 37.50 feet;  
8 thence south 41°27'00" east a distance of 1.00 feet;  
9 thence north 51°49'00" east a distance of 22.00 feet;  
10 thence north 38°11'00" west a distance of 12.00 feet;  
11 thence north 49°47'00" east a distance of 41.00 feet;  
12 thence north 41°45'00" east a distance of 31.00 feet;  
13 thence north 10°35'00" east a distance of 27.00 feet;  
14 thence north 39°52'00" west a distance of 20.00 feet;  
15 thence north 68°45'00" west a distance of 31.50 feet;  
16 thence north 01°33'00" east a distance of 34.50 feet;  
17 thence north 20°31'00" east a distance of 32.00 feet;  
18 thence north 42°00'00" east a distance of 30.20 feet;  
19 thence north 17°21'00" east a distance of 22.50 feet;  
20 thence north 17°06'00" west a distance of 6.00 feet;  
21 thence south 87°27'00" west a distance of 14.50 feet;  
22 thence north 02°33'00" west a distance of 24.00 feet;  
23 thence north 87°27'00" east a distance of 15.50 feet;  
24 thence south 30°10'00" east a distance of 5.00 feet;  
25 thence south 15°46'00" east a distance of 14.30 feet;  
26 thence south 18°33'00" east a distance of 14.10 feet;  
27 thence south 22°14'00" east a distance of 18.50 feet;  
28 thence south 26°40'00" east a distance of 14.40 feet;  
thence north 60°46'00" east a distance of 26.20 feet;  
thence south 35°30'00" east a distance of 41.60 feet;  
thence south 39°00'00" east a distance of 24.50 feet;  
thence south 63°14'00" east a distance of 9.5 feet;  
thence south 35°37'00" east a distance of 25.20 feet;  
thence south 42°21'00" east a distance of 17.20 feet;  
thence south 02°53'00" west a distance of 17.30 feet;  
thence south 14°00'00" east a distance of 25.00 feet;  
thence south 11°39'00" east a distance of 23.50 feet;  
thence south 46°55'00" east a distance of 50.30 feet;  
thence north 73°31'00" east a distance of 22.04 feet to a point on the easterly line  
of said parcel "G", said point being a concrete monument with tack & lead;  
thence along the easterly and southerly lines of said parcel "G" south 88°18'21"  
east a distance of 4.98 feet to a rebar and aluminum cap;



1           thence south 00°51'42" west a distance of 43.38 feet to a point of curvature, said  
2           point being a concrete monument with tack & lead;  
3           thence south and west along a curve to the right, the radius point bearing north  
4           89°08'18" west, with a radius of 80.00 feet, a central angle of 72°42'19", an arc  
5           distance of 101.52 feet to a concrete monument with tack & lead;  
6           thence south 73°34'01" west a distance of 31.32 feet to a rebar and aluminum cap;  
7           thence south 15°10'12" east a distance of 18.72 feet to the north margin of Marina  
8           Place as set forth in Auditor's file No. 116480, said point being a concrete  
9           monument with tack & lead;  
10          thence south 74°49'48" west a distance of 98.84 feet to a rebar and aluminum cap;  
11          thence north 00°51'47" west a distance of 94.75 feet to the True Point of  
12          Beginning.

13          Said parcel containing 1.242 acres, more or less.

14          Situating in the City of Seattle, County of King, State of Washington.

15           B.     Specific Features and/or Characteristics Designated. Pursuant to SMC

16     25.12.660.A.2, the following specific features and/or characteristics of the Admiral's House are  
17     designated:

- 18           1. The exterior of the building.
- 19           2. The property legally described in Section 1.A.2, located at 2001 West Garfield  
20           Street in Seattle, excluding the existing garage.

21           C.     Basis of Designation. The designation was made because the Admiral's House is  
22     more than 25 years old and has significant character, interest or value as a part of the  
23     development, heritage or cultural characteristics of the City, state or nation, it has integrity or the  
24     ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

- 25           1. It is associated in a significant way with a significant aspect of the cultural,  
26           political, or economic heritage of the community, City, state or nation (SMC  
27           25.12.350.C);



- 1 2. It embodies the distinctive visible characteristics of an architectural style, or  
2 period, or of a method of construction (SMC 25.12.350.D); and
- 3 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
4 is an easily identifiable visual feature of its neighborhood or the city and  
5 contributes to the distinctive quality or identity of such neighborhood or the city  
6 (SMC 25.12.350.F).

7 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
8 characteristics of the Admiral's House that were designated by the Board for preservation:  
9

10 A. Certificate of Approval Process.

- 11 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner  
12 must obtain a Certificate of Approval issued by the Board pursuant to SMC  
13 Chapter 25.12, or the time for denying a Certificate of Approval must have  
14 expired, before the owner may make alterations or significant changes to the  
15 following specific features or characteristics:
  - 16 a. The exterior of the building.
  - 17 b. The property legally described in Section 1.A.2, located at 2001 West Garfield  
18 Street in Seattle, excluding the existing garage.
- 19 2. No Certificate of Approval is required for the following:
  - 20 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
  - 21 b. Installation, removal or alteration of the following landscape elements: trees  
22 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,  
23 perennials and annuals.  
24  
25  
26



- 1 c. Installation, removal, or alteration of temporary site furnishings, including  
2 benches, movable planter boxes, and movable water features.  
3 d. Installation, removal or alteration of underground utilities and irrigation  
4 systems, provided that the site is restored in-kind.

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

- 6 1. The CHPO may review and approve the items listed in Section 2.B.3 of this  
7 ordinance according to the following procedure:  
8  
9 a. The owner shall submit to the CHPO a written request for the alterations,  
10 including applicable drawings and/or specifications.  
11 b. If the CHPO, upon examination of submitted plans and specifications,  
12 determines that the alterations are consistent with the purposes of SMC  
13 chapter 25.12, the alterations shall be approved without further action by the  
14 Board.  
15 c. If the CHPO does not approve the alterations, the owner may submit revised  
16 materials to the CHPO, or apply to the Board for a Certificate of Approval  
17 under SMC Chapter 25.12, as provided in Section 2.A.  
18  
19 2. The CHPO shall transmit a written decision on the owner's request to the owner  
20 within 14 business days of receipt of the request. Failure of the CHPO to approve  
21 or disapprove the request within 14 business days shall constitute approval of the  
22 request.  
23



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

- 4 a. The addition or elimination of duct conduits, HVAC vents, grilles, pipes, and  
5 other similar wiring or mechanical elements necessary for the normal  
6 operation of the building.  
7  
8 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet  
9 above ground.  
10 c. Installation, removal, or alterations of exterior light fixtures, including exterior  
11 security lighting, and security system equipment.  
12 d. Installation, removal, or alterations of exterior door hardware.  
13 e. Removal or alterations of existing fences and gates.  
14 f. Removal or alterations of existing walkways and driveways.

15  
16 C. Emergency Action to Protect Property.

- 17 1. In the event of an actual or threatened landslide that is damaging or threatening to  
18 imminently damage the site or building, the Owner may take reasonable  
19 emergency action to protect the site or building without first obtaining a  
20 Certificate of Approval pursuant to Section 2.A. of this ordinance or CHPO  
21 approval pursuant to Section 2.B. of this ordinance, provided that the Owner shall  
22 provide as much advance notice of its proposed emergency actions to the CHPO  
23 as circumstances permit. Once the emergency is past, the Owner shall either  
24 restore the site and building to their prior condition or apply for a Certificate of  
25  
26  
27  
28



1 Approval or CHPO approval within ten working/business days of the event for  
2 any ongoing alterations or significant changes.

3 Section 3. INCENTIVES: The following incentives are hereby granted on the features  
4 and characteristics of the Admiral's House that were designated by the Board for preservation:

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

8 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
9 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
10 the applicable provisions thereof.

11 C. Special tax valuation for historic preservation may be available under Chapter  
12 84.26 RCW upon application and compliance with the requirements of that statute.

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

15 Section 5. The Admiral's House is hereby added alphabetically to Section I, Residences,  
16 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

17 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
18 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
19 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
20 directed to provide a certified copy of the ordinance to the owner of the landmark.  
21  
22  
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1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 11<sup>th</sup> day of March, <sup>2013</sup>~~2012~~, and  
5 signed by me in open session in authentication of its passage this  
6 11<sup>th</sup> day of March, <sup>2013</sup>~~2012~~.

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

11 Approved by me this 15<sup>th</sup> day of March, 2012.

12  
13   
14 \_\_\_\_\_  
15 Michael McGinn, Mayor

16 Filed by me this 19<sup>th</sup> day of March, 2012.

17  
18   
19 \_\_\_\_\_  
20 Monica Martinez Simmons, City Clerk

21 (Seal)  
22  
23  
24  
25  
26  
27  
28



## FISCAL NOTE FOR NON-CAPITAL PROJECTS

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amanda Allen/206-684-8894

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon the Admiral's 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.

**Summary of the Legislation:**

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

**Background:**

The Admiral's House, a former Navy officer's quarters, was built in 1944 and is located on the hill above Smith Cove in the Magnolia 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 and the site, excluding the existing garage, 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.

  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:**  
None.

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**List attachments to the fiscal note below:**  
Exhibit A – Vicinity Map of the Admiral's House

Elizabeth Chave/jom  
DON Amdiral's House Landmark Designation FISC Exhibit A  
July 14, 2011  
Version #1



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

April 3, 2012

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 former Navy Admiral's House in Magnolia as a historic landmark, imposes controls, grants incentives and adds the Admiral's House 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 and the site, excluding the existing garage, 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,

A handwritten signature in black ink, appearing to read "Michael McGinn".

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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295573

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:124135-124139 TITLE

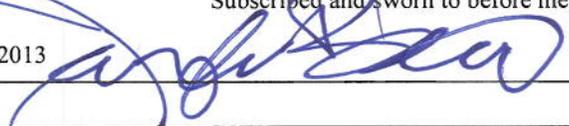
was published on

03/28/13

The amount of the fee charged for the foregoing publication is the sum of \$83.00 which amount has been paid in full.



Affidavit of Publication

  
\_\_\_\_\_  
Subscribed and sworn to before me on  
03/28/2013   
\_\_\_\_\_  
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 March 11, 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. 124135

AN ORDINANCE relating to historic preservation, imposing controls upon the

Admiral's 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. 124136

AN ORDINANCE relating to the filing of proclamations and orders in response to civil emergencies, amending Sections 10.02.010, 10.02.020, and 10.02.030 of Seattle Municipal Code.

#### ORDINANCE NO. 124137

AN ORDINANCE accepting a Deed from Hire Industries, Inc., for property in Block 5 of J.H. Rengstorff's Addition for general municipal purposes, to be used initially for the Spring Street P-Patch; assigning jurisdiction for said property to the Department of Neighborhoods; and ratifying and confirming certain prior acts.

#### ORDINANCE NO. 124138

AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Mayor to enter into a Memorandum of Agreement between the Washington State Department of Transportation, the University of Washington and the City of Seattle regarding Section 6(f) of the Land and Water Conservation Fund Act for the SR 520, I-5 to Medina Project.

#### ORDINANCE NO. 124139

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

Date of publication in the Seattle Daily Journal of Commerce, March 28, 2013.

3/28(295573)

**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



**20130402000650**

SEATTLE CITY C ORD-RER 82.00  
PAGE-001 OF 011  
04/02/2013 10:58  
KING COUNTY, WA

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. City of Seattle Ordinance No. 124135

FILED  
CITY OF SEATTLE  
2013 NOV 12 AM 11:41  
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)

Additional legal on page 2, 3, 4, 5 of document

Southwest 1/4 of Section 23 and the northwest 1/4 of Section 26, Township 25 North, Range 3 East, W.M.

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

# 232503-9106

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

ORDINANCE 124135

1  
2 AN ORDINANCE relating to historic preservation, imposing controls upon the Admiral's  
3 House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12  
4 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks  
contained in Chapter 25.32 of the Seattle Municipal Code.

5 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),  
6 establishes a procedure for the designation and preservation of sites, improvements and  
7 objects that are more than 25 years old and have historical, cultural, architectural,  
engineering or geographic significance; and

8 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on July 7,  
9 2010, voted to approve the nomination of the improvement (the building) and a portion of  
10 the parcel of property on which the improvement is located at 2001 West Garfield Street  
11 in Seattle, which are together referred to as the Admiral's House for purposes of this  
ordinance, for designation as a landmark under SMC Chapter 25.12; and

12 WHEREAS, after a public meeting on August 18, 2010, the Board voted to approve the  
13 designation of the Admiral's House under SMC Chapter 25.12; and

14 WHEREAS, on March 2, 2011, the Board and the owner of the designated landmark agreed to  
15 controls and incentives; and

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

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

19 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the  
20 Landmarks Preservation Board (the Board) of the improvement (the building) and a portion of  
21 the parcel of property on which the improvement is located at 2001 West Garfield Street in  
22 Seattle, which are together referred to as the Admiral's House for purposes of this ordinance, is  
23 hereby acknowledged.

24 A. Legal Description.

- 25 1. The Admiral's House is located on the property legally described as:  
26



1 Parcel "G" of that certain real property described and shown on the record of  
2 survey recorded under King County Auditor's file No. 20040220900002, records  
3 of King County, Washington. Said parcel is situated in the southwest ¼ of Section  
4 23 and the northwest ¼ of Section 26, all in Township 25 North, Range 3 East,  
5 W.M., and is more particularly described as follows:

6 Beginning at the southwest corner of Lot 17, Block 9, Minor's Addition to the  
7 City of Seattle, also known as the True Point of Beginning of Quit Claim Deed  
8 recorded under King County Auditor's file No. 7606300880, and the true point of  
9 beginning of this description, said point being a 1" brass disk in concrete;  
10 thence south 89°08'13" west, along the north margin of Oakes Street as platted in  
11 said Minor's Addition, a distance of 88.36 feet to a 1" brass disk in concrete,  
12 thence north 37°01'35" west, a distance of 42.26 feet to a fence corner,  
13 thence north 68°59'49" west, a distance of 173.81 feet to a fence corner,  
14 thence north 42°22'17" east, a distance of 210.78 feet to a concrete monument  
15 with tack & lead,  
16 thence north 28°13'08" west, a distance of 74.51 feet to a concrete monument  
17 with tack & lead,  
18 thence east and north along a curve to the left, the radius point bearing north  
19 41°58'19" west, with a radius of 550.00 feet, a central angle of 07°03'22", an arc  
20 distance of 67.73 feet to a 1" brass disk in concrete,  
21 thence north 40°58'18" east, a distance of 100.00 feet to a concrete monument  
22 with tack & lead,  
23 thence north 49°01'42" west, a distance of 20.00 feet, to the south margin of West  
24 Garfield Street, as established by the City of Seattle condemnation ordinance  
25 53518, and a point of curvature, said point being a rebar and aluminum cap,  
26 thence east and north along a curve to the right, the radius point bearing south  
27 49°01'42" east, with a radius of 470.00 feet, a central angle of 14°07'59", an arc  
28 distance of 115.93 feet to a rebar and aluminum cap,  
thence north 03°31'36" east, a distance of 179.84 feet, to the northwest corner of  
the property exception to said quit claim deed (afn#7606300880), said point being  
a rebar and aluminum cap,  
thence north 89°46'23" east, a distance of 124.51 feet to a concrete monument  
with tack & lead,  
thence south 12°54'49" east, a distance of 99.23 feet to a rebar and aluminum cap,  
thence south 89°46'23" west, a distance of 106.30 feet to a concrete monument  
with tack & lead,  
thence south 02°15'17" west, a distance of 85.82 feet to a concrete monument  
with tack & lead,  
thence south 19°15'04" west, a distance of 85.61 feet, to a point of curvature and  
a concrete monument with tack & lead,



1 thence south and east along a curve to the left, the radius point bearing south  
2 70°44'56" east, with a radius of 40.00 feet, a central angle of 101°14'18", an arc  
3 distance of 70.68 feet to a concrete monument with tack & lead,  
4 thence south 81°59'14" east, a distance of 32.46 feet to a concrete monument with  
5 tack & lead,  
6 thence east and south along a curve to the right, the radius point bearing south  
7 08°00'46" west, with a radius of 30.00 feet, a central angle of 75°52'39", an arc  
8 distance of 39.73 feet to a concrete monument with tack & lead,  
9 thence south 06°06'38" east, a distance of 83.97 feet to a concrete monument with  
10 tack & lead,  
11 thence south 23°01'25" east, a distance of 102.53 feet to a concrete monument  
12 with tack & lead,  
13 thence south 00°46'37" east, a distance of 107.79 feet to a rebar and aluminum  
14 cap,  
15 thence south 88°18'21" east, a distance of 4.98 feet to a rebar and aluminum cap,  
16 thence south 00°51'42" west, a distance of 43.38 feet, to a point of curvature, said  
17 point being a concrete monument with tack & lead,  
18 thence south and west along a curve to the right, the radius point bearing north  
19 89°08'18" west, with a radius of 80.00 feet, a central angle of 72°42'19", an arc  
20 distance of 101.52 feet to a concrete monument with tack & lead,  
21 thence south 73°34'01" west, a distance of 31.32 feet to a rebar and aluminum cap,  
22 thence south 15°10'12" east, a distance of 18.72 feet, to the north margin of  
23 Marina Place as set forth in Auditor's file No. 116480, said point being a concrete  
24 monument with tack & lead,  
25 thence south 74°49'48" west, a distance of 98.84 feet to a rebar and aluminum cap,  
26 thence north 00°51'47" west, a distance of 94.75 feet to the True Point of  
27 Beginning.

17 Said parcel containing 169,449.30 square feet or 3.89 acres, more or less.

18 Situated in the City of Seattle, County of King, State of Washington.

- 19  
20 2. The portion of the property designated as a Landmark is described as follows:

21 That portion of parcel "G" of that certain real property described and shown on  
22 the Record of Survey recorded under King County Auditor's file No.  
23 20040220900002, records of King County, Washington, situated in the southwest  
24 ¼ of Section 23 and the northwest ¼ of Section 26, all in Township 25 North,  
25 Range 3 East, W.M., and more particularly described as follows:

26 Commencing at the southwest corner of Lot 17, Block 9, Minor's Addition to the  
27 City of Seattle, also known as the True Point of Beginning of Quit Claim Deed



1 recorded under King County Auditor's file No. 7606300880, said point being a 1"  
2 brass disk in concrete;  
3 thence south 89°08'13" west along the north margin of Oakes Street as platted in  
4 said Minor's Addition a distance of 88.36 feet to a 1" brass disk in concrete;  
5 thence north 37°01'35" west a distance of 27.50 feet to a point on the westerly line  
6 of said parcel "G" and the True Point of Beginning for this description;  
7 thence leaving said westerly line north 48°33'00" east a distance of 37.50 feet;  
8 thence south 41°27'00" east a distance of 1.00 feet;  
9 thence north 51°49'00" east a distance of 22.00 feet;  
10 thence north 38°11'00" west a distance of 12.00 feet;  
11 thence north 49°47'00" east a distance of 41.00 feet;  
12 thence north 41°45'00" east a distance of 31.00 feet;  
13 thence north 10°35'00" east a distance of 27.00 feet;  
14 thence north 39°52'00" west a distance of 20.00 feet;  
15 thence north 68°45'00" west a distance of 31.50 feet;  
16 thence north 01°33'00" east a distance of 34.50 feet;  
17 thence north 20°31'00" east a distance of 32.00 feet;  
18 thence north 42°00'00" east a distance of 30.20 feet;  
19 thence north 17°21'00" east a distance of 22.50 feet;  
20 thence north 17°06'00" west a distance of 6.00 feet;  
21 thence south 87°27'00" west a distance of 14.50 feet;  
22 thence north 02°33'00" west a distance of 24.00 feet;  
23 thence north 87°27'00" east a distance of 15.50 feet;  
24 thence south 30°10'00" east a distance of 5.00 feet;  
25 thence south 15°46'00" east a distance of 14.30 feet;  
26 thence south 18°33'00" east a distance of 14.10 feet;  
27 thence south 22°14'00" east a distance of 18.50 feet;  
28 thence south 26°40'00" east a distance of 14.40 feet;  
thence north 60°46'00" east a distance of 26.20 feet;  
thence south 35°30'00" east a distance of 41.60 feet;  
thence south 39°00'00" east a distance of 24.50 feet;  
thence south 63°14'00" east a distance of 9.5 feet;  
thence south 35°37'00" east a distance of 25.20 feet;  
thence south 42°21'00" east a distance of 17.20 feet;  
thence south 02°53'00" west a distance of 17.30 feet;  
thence south 14°00'00" east a distance of 25.00 feet;  
thence south 11°39'00" east a distance of 23.50 feet;  
thence south 46°55'00" east a distance of 50.30 feet;  
thence north 73°31'00" east a distance of 22.04 feet to a point on the easterly line  
of said parcel "G", said point being a concrete monument with tack & lead;  
thence along the easterly and southerly lines of said parcel "G" south 88°18'21"  
east a distance of 4.98 feet to a rebar and aluminum cap;



- 1 2. It embodies the distinctive visible characteristics of an architectural style, or  
2 period, or of a method of construction (SMC 25.12.350.D); and
- 3 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it  
4 is an easily identifiable visual feature of its neighborhood or the city and  
5 contributes to the distinctive quality or identity of such neighborhood or the city  
6 (SMC 25.12.350.F).

7  
8 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
9 characteristics of the Admiral's House that were designated by the Board for preservation:

10 A. Certificate of Approval Process.

- 11 1. Except as provided in Section 2.A.2 or Section 2.B of this ordinance, the owner  
12 must obtain a Certificate of Approval issued by the Board pursuant to SMC  
13 Chapter 25.12, or the time for denying a Certificate of Approval must have  
14 expired, before the owner may make alterations or significant changes to the  
15 following specific features or characteristics:
  - 16 a. The exterior of the building.
  - 17 b. The property legally described in Section 1.A.2, located at 2001 West Garfield  
18 Street in Seattle, excluding the existing garage.
- 19 2. No Certificate of Approval is required for the following:
  - 20 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
  - 21 b. Installation, removal or alteration of the following landscape elements: trees  
22 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,  
23 perennials and annuals.  
24  
25  
26



- 1 c. Installation, removal, or alteration of temporary site furnishings, including  
2 benches, movable planter boxes, and movable water features.  
3 d. Installation, removal or alteration of underground utilities and irrigation  
4 systems, provided that the site is restored in-kind.

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

- 6 1. The CHPO may review and approve the items listed in Section 2.B.3 of this  
7 ordinance according to the following procedure:  
8  
9 a. The owner shall submit to the CHPO a written request for the alterations,  
10 including applicable drawings and/or specifications.  
11 b. If the CHPO, upon examination of submitted plans and specifications,  
12 determines that the alterations are consistent with the purposes of SMC  
13 chapter 25.12, the alterations shall be approved without further action by the  
14 Board.  
15 c. If the CHPO does not approve the alterations, the owner may submit revised  
16 materials to the CHPO, or apply to the Board for a Certificate of Approval  
17 under SMC Chapter 25.12, as provided in Section 2.A.  
18  
19 2. The CHPO shall transmit a written decision on the owner's request to the owner  
20 within 14 business days of receipt of the request. Failure of the CHPO to approve  
21 or disapprove the request within 14 business days shall constitute approval of the  
22 request.  
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1 3. CHPO approval for changes or alterations to the designated features or  
2 characteristics of the landmark described in Section 2.A.1. of this ordinance, is  
3 available for the following:

4 a. The addition or elimination of duct conduits, HVAC vents, grilles, pipes, and  
5 other similar wiring or mechanical elements necessary for the normal  
6 operation of the building.

7 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet  
8 above ground.

9 c. Installation, removal, or alterations of exterior light fixtures, including exterior  
10 security lighting, and security system equipment.

11 d. Installation, removal, or alterations of exterior door hardware.

12 e. Removal or alterations of existing fences and gates.

13 f. Removal or alterations of existing walkways and driveways.

14 C. Emergency Action to Protect Property.

15 1. In the event of an actual or threatened landslide that is damaging or threatening to  
16 imminently damage the site or building, the Owner may take reasonable  
17 emergency action to protect the site or building without first obtaining a  
18 Certificate of Approval pursuant to Section 2.A. of this ordinance or CHPO  
19 approval pursuant to Section 2.B. of this ordinance, provided that the Owner shall  
20 provide as much advance notice of its proposed emergency actions to the CHPO  
21 as circumstances permit. Once the emergency is past, the Owner shall either  
22 restore the site and building to their prior condition or apply for a Certificate of  
23  
24  
25  
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1 Approval or CHPO approval within ten working/business days of the event for  
2 any ongoing alterations or significant changes.

3 Section 3. INCENTIVES: The following incentives are hereby granted on the features  
4 and characteristics of the Admiral's House that were designated by the Board for preservation:

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

8 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
9 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
10 the applicable provisions thereof.

11 C. Special tax valuation for historic preservation may be available under Chapter  
12 84.26 RCW upon application and compliance with the requirements of that statute.

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

15 Section 5. The Admiral's House is hereby added alphabetically to Section I, Residences,  
16 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

17 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
18 King County Director of Records and Elections, deliver two certified copies to the CHPO, and  
19 deliver one copy to the Director of the Department of Planning and Development. The CHPO is  
20 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 11<sup>th</sup> day of March, ~~2012~~<sup>2013</sup> and signed by me in open session in authentication of its passage this 11<sup>th</sup> day of March, ~~2012~~<sup>2013</sup>.

*Samy Cross*  
President \_\_\_\_\_ of the City Council

Approved by me this 15<sup>th</sup> day of March, 2012.

*Michael McGinn*  
Michael McGinn, Mayor

Filed by me this 19<sup>th</sup> day of March, 2012.

*Monica Martinez Simmons*  
Monica Martinez Simmons, City Clerk

State of Washington,  
County of King

I, *Joset Polata* certify that this is a true and correct  
(Seal) copy of *Ordinance 124135*, on file in the records  
of the City of Seattle, Office of the City Clerk



Signed by: *Joset Polata*  
Signature \_\_\_\_\_  
Title: *Information Specialist*  
Date: *March 29, 2013*

