



1 41<sup>st</sup> 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 42<sup>nd</sup>, 43<sup>rd</sup> and 44<sup>th</sup> 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:

- 13  
14 1. The exterior of the 1935 Building.  
15  
16 2. The portion of the property within ten feet of the exterior walls of the north, south  
17 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:

- 22  
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  
6 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
7 characteristics of the Laurelhurst Community Center that were designated by the Board for  
8 preservation:

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  
16 a. The exterior of the 1935 Building.  
17  
18 b. The portion of the property within ten feet of the exterior walls of the north,  
19 south and east elevations of the 1935 Building.  
20  
21 2. No Certificate of Approval is required for the following:  
22  
23 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
24  
25 b. Installation, removal or alteration of the following landscape elements: trees  
26 less than eight inches in diameter measured four and one-half feet above  
27 ground, shrubs, perennials and annuals.  
28

- 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:  
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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.

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 \_\_\_\_ day of \_\_\_\_\_, 2010, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2010.

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

12 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

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

16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2010.

17  
18  
19 \_\_\_\_\_  
20 City Clerk

21 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

| <b>Department:</b>             | <b>Contact Person/Phone:</b> | <b>CBO Analyst/Phone:</b> |
|--------------------------------|------------------------------|---------------------------|
| Department of<br>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, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Laurelhurst Community Center at 4554 Northeast 41<sup>st</sup> 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 Smith*  
Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor  
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