



1 property located at 325 Ninth Avenue in Seattle, which are together referred to as the Harborview  
2 Medical Center (Center Wing of the East Hospital), is hereby acknowledged.

3 A. Legal Description. The Harborview Medical Center (Center Wing of the East  
4 Hospital) is located on the property legally described as:

5 Blocks 66 and 67 of Terry's First Addition to the Town of Seattle, according to  
6 the plat recorded in Volume 1 of Plats, page 49, records of King County,  
7 Washington; together with the vacated alley within said Blocks 66 and 67, vacated  
8 by City of Seattle Ordinance #58470; together with vacated Terrace Street  
9 between 8th and 9th Avenues, vacated by City of Seattle Ordinance #58470;  
10 together with Lots 6 and 7, Block 68 of Terry's First Addition to the Town of  
11 Seattle, according to the plat recorded in Volume 1 of Plats, page 49, records of  
12 King County, Washington; and together with Lots 6 and 7, Block 69 of Terry's  
13 First Addition to the Town of Seattle, according to the plat recorded in Volume 1  
14 of Plats, page 49, records of King County, 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 Harborview Medical  
17 Center (Center Wing of the East Hospital) are designated:

- 18
- 19 1. The exterior of the building.
  - 20 2. The interior of the Ninth Avenue lobby.
  - 21 3. The portion of the property ("Site") legally described as follows:
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1                   Lots 1 – 4, Block 66, and Lots 5 – 8, Block 67, of Terry’s First Addition to  
2                   the Town of Seattle, according to the plat recorded in Volume 1 of Plats,  
3                   page 49, records of King County, Washington; together with that portion  
4                   of the vacated alley adjacent thereto, vacated by City of Seattle Ordinance  
5                   #58470; and together with vacated Terrace Street between 8th and 9th  
6                   Avenues, vacated by City of Seattle Ordinance #58470.

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8 For illustrative purposes, Attachment A to this ordinance is a map that depicts the Site.

9           C.     Basis of Designation. The designation was made because the Harborview Medical  
10 Center (Center Wing of the East Hospital) has significant character, interest or value as a part of  
11 the development, heritage or cultural characteristics of the City, state or nation, it has integrity or  
12 the ability to convey its significance, and because it satisfies the following from Section  
13 25.12.350:  
14

- 15           1. It is associated in a significant way with a significant aspect of the cultural,  
16           political, or economic heritage of the community, City, state or nation (SMC  
17           25.12.350.C).
- 18           2. It embodies the distinctive visible characteristics of an architectural style, period,  
19           or of a method of construction (SMC 25.12.350.D).
- 20           3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 21           4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
22           an easily identifiable visual feature of its neighborhood or the City and contributes  
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1 to the distinctive quality or identity of such neighborhood or the City (SMC  
2 25.12.350.F).

3 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
4 characteristics of the Harborview Medical Center (Center Wing of the East Hospital) that were  
5 designated by the Board for preservation:  
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7 A. Certificate of Approval Process.

- 8 1. Except as provided in Section 2.A.2 and Section 2.B of this ordinance, the owner  
9 must obtain a Certificate of Approval issued by the Board pursuant to SMC  
10 chapter 25.12, or the time for denying a Certificate of Approval must have  
11 expired, before the owner may make alterations or significant changes to the  
12 following specific features or characteristics:  
13 a. The exterior of the building.  
14 b. The interior of the Ninth Avenue lobby.  
15 c. The Site.  
16 2. No Certificate of Approval or approval by the City Historic Preservation Officer  
17 (CHPO) is required for the following:  
18 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
19 b. The addition, alteration or removal of the following landscape elements: trees  
20 less than eight inches in diameter measured four and one-half feet above  
21 ground, shrubs, perennials and annuals.  
22 c. The installation, alteration, or removal of bike racks on existing exterior  
23 concrete pads.  
24 d. Replacement of lobby flooring, excluding the original interior terrazzo lobby  
25 stairs.  
26  
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- e. Alterations to the non-original ADA ramp and handrails in the lobby.
- f. The installation, alteration, or removal of interior signage and directories, if existing penetrations are used for attachments or penetrations are not made into historic features.
- g. The installation, alteration or removal of interior art pieces.
- h. The installation, alteration or removal of freestanding furniture (including benches, information desk, and ATM machine located in the lobby).
- i. Replacement of elevator doors and signals.

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



- 1           3. CHPO approval for changes or alterations to the designated features or  
2           characteristics of the landmark described in Section 1.B of this Ordinance, is  
3           available for the following:
- 4           a. For the specified features and characteristics of the building, the addition or  
5           elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and  
6           other similar wiring or mechanical elements necessary for the normal  
7           operation of the building.
  - 8           b. Installation, alteration or removal of exterior security lighting, video cameras,  
9           and security equipment.
  - 10          c. Installation, alteration or removal of other exterior and interior lighting  
11          fixtures not specified under Section 2.B.3.b.
  - 12          d. Installation, alteration, or removal of signage not excluded under Section  
13          2.A.2.f.
  - 14          e. Replacement of the non-original main entry doors.
  - 15          f. Replacement of the doors on the interior north wall of the lobby.

16           Section 3. INCENTIVES. The following incentives are hereby granted on the features  
17 and characteristics of the Harborview Medical Center (Center Wing of the East Hospital) that  
18 were designated by the Board for preservation:

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

22           B. Exceptions to certain of the requirements of the Seattle Building Code, SMC  
23 chapter 22.100, and the Energy Code of the City, SMC chapter 22.700, may be authorized  
24 pursuant to the applicable provisions thereof.



1 C. Special tax valuation for historic preservation may be available under Chapter  
2 84.26 RCW upon application and compliance with the requirements of that statute.

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

5 Section 5. The Harborview Medical Center (Center Wing of the East Hospital) is hereby  
6 added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

7 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
8 King County Director of Records and Elections, deliver two certified copies to the City Historic  
9 Preservation Officer, and deliver one copy to the Director of the Department of Planning and  
10 Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of  
11 the landmark.



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 \_\_\_\_\_, 2011, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2011.

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

10  
11 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

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

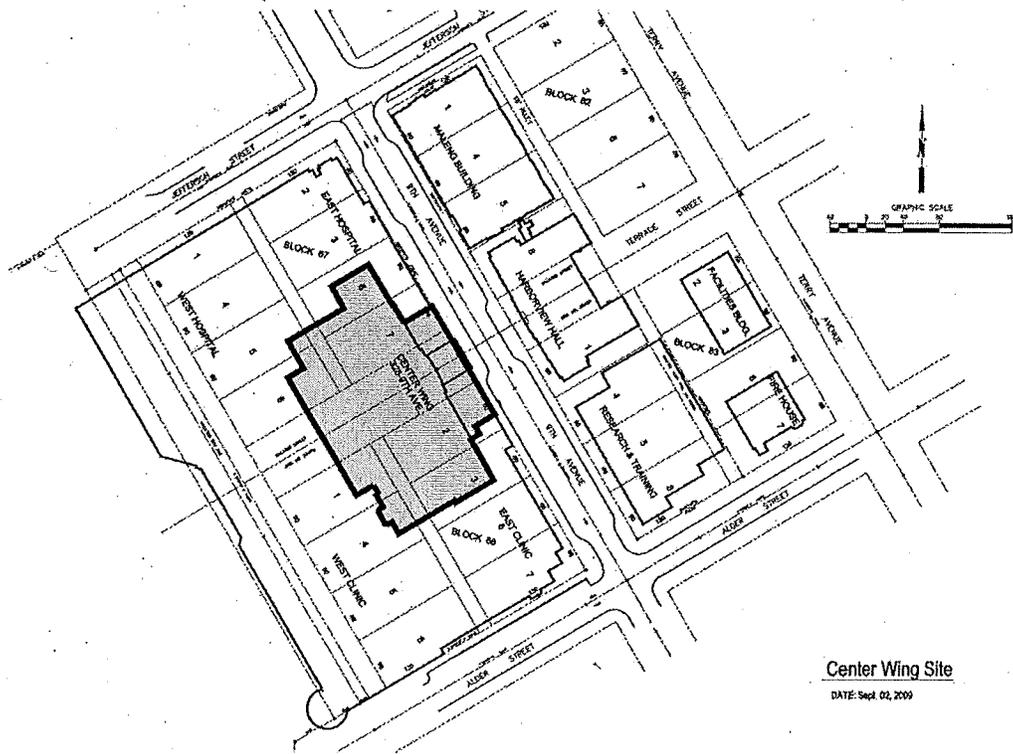
15  
16 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

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

20 (Seal)

21  
22 Attachment A – Designated Site Area of Harborview Medical Center (Center Wing of the East  
23 Hospital)  
24





Center Wing Site  
DATE: Sept. 02, 2009



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Department of Neighborhoods	Sarah Sodt/206-615-1786	Amy Williams/206-233-2651

**Legislation Title:**

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.

**Summary of the Legislation:**

The attached legislation acknowledges the designation of the Harborview Medical Center (Center Wing of the East Hospital) as a historic landmark based upon a determination by the Landmarks Preservation Board and adds the building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

**Background:**

The Harborview Medical Center (Center Wing of the East Hospital) was built in 1929-1931, in the First Hill neighborhood. A Controls and Incentives Agreement has been signed by the owners and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, the interior of the Ninth Avenue lobby, and a portion of the site. However, the controls do not apply to any in-kind maintenance or repairs of the designated features.

X This legislation does not have any financial implications.

**List attachments to the fiscal note below:**

Exhibit A – Vicinity Map of the Harborview Medical Center (Center Wing of the East Hospital)







City of Seattle  
Office of the Mayor

February 8, 2011

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 Harborview Medical Center (Center Wing of the East Hospital), located at 325 Ninth Avenue as a historic landmark and adds it 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, the interior of the Ninth Avenue lobby, and a portion of the site. However, the controls do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodt, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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