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ORDINANCE _____

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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.

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

WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on July 7, 2010, voted to approve the nomination of the improvement (the building) and a portion of the parcel of property on which the improvement is located at 2001 West Garfield Street 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

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

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

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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

A. Legal Description.

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.

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
20 2. No Certificate of Approval is required for the following:
21 a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
22 b. Installation, removal or alteration of the following landscape elements: trees
23 less than 8 inches in diameter measured 4 ½ feet above ground, shrubs,
24 perennials and annuals.
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- 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 a. The owner shall submit to the CHPO a written request for the alterations,
9 including applicable drawings and/or specifications.
10 b. If the CHPO, upon examination of submitted plans and specifications,
11 determines that the alterations are consistent with the purposes of SMC
12 chapter 25.12, the alterations shall be approved without further action by the
13 Board.
14 c. If the CHPO does not approve the alterations, the owner may submit revised
15 materials to the CHPO, or apply to the Board for a Certificate of Approval
16 under SMC Chapter 25.12, as provided in Section 2.A.
17 2. The CHPO shall transmit a written decision on the owner's request to the owner
18 within 14 business days of receipt of the request. Failure of the CHPO to approve
19 or disapprove the request within 14 business days shall constitute approval of the
20 request.
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3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 2.A.1. of this ordinance, is available for the following:

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

C. Emergency Action to Protect Property.

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



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.
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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 ____ day of _____, 2012, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2012.

7
8
9 _____
10 President _____ of the City Council

11 Approved by me this ____ day of _____, 2012.

12
13 _____
14 Michael McGinn, Mayor

15
16 Filed by me this ____ day of _____, 2012.

17
18 _____
19 Monica Martinez Simmons, City Clerk

20 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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.

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, 2nd 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,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

