



SEATTLE CITY COUNCIL

Legislative Summary

CB 119182

Record No.: CB 119182

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125523

In Control: City Clerk

File Created: 10/13/2017

Final Action: 02/01/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Pacific Architect & Builder Building, 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.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: erin.doherty@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	12/12/2017	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:						
1	City Clerk	12/12/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	01/16/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						

Legislative Summary Continued (CB 119182)

1	Full Council	01/22/2018	referred	Finance and Neighborhoods Committee	
1	Finance and Neighborhoods Committee	01/24/2018	pass		Pass
	Action Text:	The Committee recommends that Full Council pass the Council Bill (CB).			
		In Favor: 2 Chair Bagshaw, Member Harrell			
		Opposed: 0			
1	Full Council	01/29/2018	passed		Pass
	Action Text:	The Council Bill (CB) was passed by the following vote, and the President signed the Bill:			
	Notes:				
		In Favor: 9	Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant		
		Opposed: 0			
1	City Clerk	01/31/2018	submitted for Mayor's signature	Mayor	
1	Mayor	02/01/2018	Signed		
1	Mayor	02/01/2018	returned	City Clerk	
1	City Clerk	02/01/2018	attested by City Clerk		
	Action Text:	The Ordinance (Ord) was attested by City Clerk.			
	Notes:				

CITY OF SEATTLE

ORDINANCE 125523

COUNCIL BILL 119182

AN ORDINANCE relating to historic preservation; imposing controls upon the Pacific Architect & Builder Building, 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 Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board ("Board"), after a public meeting on June 7, 2017, voted to approve the nomination of the improvement located at 1945 Yale Place East and the site on which the improvement is located (which are collectively referred to as the "Pacific Architect & Builder Building") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting July 19, 2017, the Board voted to approve the designation of the Pacific Architect & Builder Building under SMC Chapter 25.12; and

WHEREAS, on September 20, 2017, the Board and the Pacific Architect & Builder Building's owner 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. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 1945 Yale Place

East and the site on which the improvement is located (which collectively are referred to as the “Pacific Architect & Builder Building”) is acknowledged.

A. Legal Description. The Pacific Architect & Builder Building is located on the property legally described as:

Beginning at a point on the North line of a tract of land conveyed to W. Parry Smith, by D.T. Denny, by deed dated May 4, 1886, recorded in book 39 of Deeds, pages 1 and 2, records of said county, which said point is 30 feet South of the Southeast corner of Block 4, Greene’s Addition to the City of Seattle, as per plat recorded in Volume 2 of Plats, page 73, records of King County, which point is also the Southwest corner of East Newton Street and Howard Avenue North (now Yale Avenue East); thence Westerly along said North line of said tract conveyed to W. Parry Smith, 60 feet; thence Southerly along a line parallel to projection of the West line of said Howard Avenue North (now Yale Avenue East) 173 feet to the South line of the W. Parry Smith Tract; thence Easterly along said South line, 125.5 feet to the Southwesterly line of Howard Place (now Yale Place East) as established by Ordinance No. 5566 of the City of Seattle, thence Northwesterly and Northerly along the line of said Howard Place, and Howard Avenue North (now known as Yale Place East), 199 feet, more or less, to the point of beginning.

Together with portion of Yale Place East adjoining said premises vacated by Ordinance 52992, which would revert to said premises.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Pacific Architect & Builder Building:

1. The site.
2. The building exterior.
3. The roof/ceiling interior from the springpoint of the vaults upward.

C. Basis of Designation. The designation was made because the Pacific Architect & Builder Building is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1 1. It embodies the distinctive visible characteristics of an architectural style,
2 or period, or of a method of construction (SMC 25.12.350.D); and

3 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

4 Section 2. Controls. The following controls are imposed on the features or characteristics
5 of the Pacific Architect & Builder Building that were designated by the Board for preservation:

6 A. Certificate of Approval Process.

7 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
8 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to
9 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before
10 the owner may make alterations or significant changes to the features or characteristics of the
11 Pacific Architect & Builder Building that were designated by the Board for preservation.

12 2. No Certificate of Approval is required for the following:

13 a. Any in-kind maintenance or repairs of the features or
14 characteristics of the Pacific Architect & Builder Building that were designated by the Board for
15 preservation.

16 b. Removal of the following landscape elements: trees less than
17 8 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; and annuals.

18 c. Installation or repair of underground utilities and irrigation,
19 provided that the site is restored in kind.

20 d. Installation or removal of interior, temporary window shading
21 devices that are operable, and therefore do not obscure the glazing when in the open position.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 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 or significant changes, including applicable drawings or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12. 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 timely transmit a written decision constitutes approval of the request.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Pacific Architect and Builder Building that were designated by the Board for preservation is available for the following:

a. For the specified features and characteristics of the building, the addition or elimination of fire escapes, ducts, conduits, HVAC vents, grills, 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 the ground.

- c. Planting of trees, shrubs, perennials or annuals.
- d. Installation, removal, or alterations of building and landscape lighting; and exterior security equipment.
- e. Installation, removal, or alterations of exterior signage.
- f. Installation or alteration of any finishes, features, or equipment that alter the appearance of the interior roof/ceiling, or obscure its visibility.
- g. Replacement of non-original doors and windows within original openings.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Pacific Architect & Builder Building that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued under SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, adopted by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be authorized according to the applicable provisions.

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

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated landmark structure may be permitted under SMC Title 23.

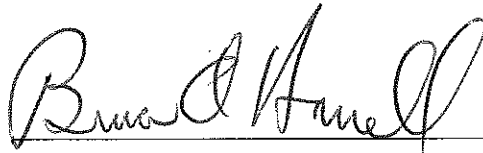
Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

1 Section 5. The Pacific Architect & Builder Building is added alphabetically to Section II,
2 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

3 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
4 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
5 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
6 CHPO is directed to provide a certified copy of this ordinance to the Pacific Architect & Builder
7 Building's owner.

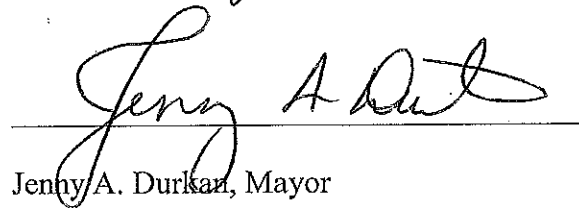
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 29th day of January, 2018,
5 and signed by me in open session in authentication of its passage this 29th day of
6 January, 2018.

7 

8 President _____ of the City Council

9 Approved by me this 1st day of February, 2018.

10 
11 Jenny A. Durkan, Mayor

12 Filed by me this 1st day of February, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

STATE OF WASHINGTON -- KING COUNTY

--SS.

358989

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.

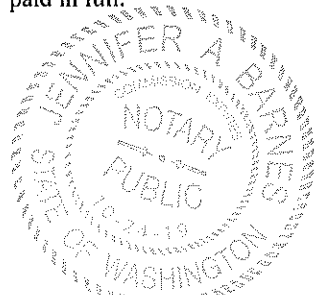
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORDINANCE 125521,22,23

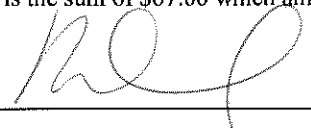
was published on

02/26/18

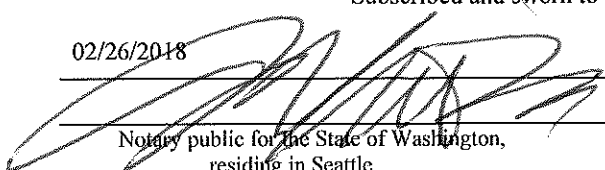
The amount of the fee charged for the foregoing publication is the sum of \$67.00 which amount has been paid in full.



Affidavit of Publication


Subscribed and sworn to before me on

02/26/2018


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 January 29, 2018, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125521

Council Bill 119183

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

Ordinance 125522

Council Bill 119062

AN ORDINANCE relating to historic preservation; imposing controls upon the Crescent-Hamm Building, 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 125523

Council Bill 119182

AN ORDINANCE relating to historic preservation; imposing controls upon the Pacific Architect & Builder Building, 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.

Date of publication in the Seattle Daily Journal of Commerce, February 26, 2018.

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