



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 119529

Record No.: CB 119529

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125837

In Control: City Clerk

File Created: 04/23/2019

Final Action: 06/17/2019

**Title:** AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Baker Community Club Clubhouse, 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-<br>sion: | Acting Body:                                                                                       | Date:      | Action:                                  | Sent To:                                  | Due Date: | Return<br>Date: | Result: |
|---------------|----------------------------------------------------------------------------------------------------|------------|------------------------------------------|-------------------------------------------|-----------|-----------------|---------|
| 1             | Mayor                                                                                              | 05/14/2019 | Mayor's leg<br>transmitted to<br>Council | City Clerk                                |           |                 |         |
| 1             | City Clerk                                                                                         | 05/14/2019 | sent for review                          | Council<br>President's Office             |           |                 |         |
|               | Action Text: The Council Bill (CB) was sent for review. to the Council President's Office          |            |                                          |                                           |           |                 |         |
| 1             | Council President's<br>Office                                                                      | 05/16/2019 | sent for review                          | Finance and<br>Neighborhoods<br>Committee |           |                 |         |
|               | Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee |            |                                          |                                           |           |                 |         |
| 1             | City Council                                                                                       | 05/20/2019 | referred                                 | Finance and<br>Neighborhoods<br>Committee |           |                 |         |

**Legislative Summary Continued (CB 119529)**

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1 Finance and 05/23/2019 pass Pass  
Neighborhoods  
Committee

Action Text: The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 1 Chair Bagshaw

Opposed: 0

1 City Council 06/03/2019 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 9 Councilmember Bagshaw, Councilmember González , Council  
President Harrell, Councilmember Herbold, Councilmember Juarez,  
Councilmember Mosqueda, Councilmember O'Brien, Councilmember  
Pacheco, Councilmember Sawant

Opposed: 0

1 City Clerk 06/07/2019 submitted for Mayor  
Mayor's signature

1 Mayor 06/17/2019 Signed

1 Mayor 06/17/2019 returned City Clerk

1 City Clerk 06/17/2019 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

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**CITY OF SEATTLE**

**ORDINANCE** 125837

**COUNCIL BILL** 119529

AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Baker Community Club Clubhouse, 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 September 5, 2018, voted to approve the nomination of the improvement located at 2811 Mount Rainier Drive South and the site on which the improvement is located (which are collectively referred to as the "Mount Baker Community Club Clubhouse") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 17, 2018, the Board voted to approve the designation of the Mount Baker Community Club Clubhouse under SMC Chapter 25.12; and

WHEREAS, on March 6, 2019, the Board and the Mount Baker Community Club Clubhouse's owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; 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 2811 Mount Rainier Drive South and the site on which the improvement is located (which are collectively referred to as the "Mount Baker Community Club Clubhouse") is acknowledged.

A. Legal Description. The Mount Baker Community Club Clubhouse is located on the property legally described as:

The southerly 8.75 feet measured on the west line of Lot 1 and all of Lot 2, Block 31, Mount Baker Park, according to the Plat filed in Volume 16 of Plats on page 3, in King County, Washington;

Together with that portion of Lot 3, said Block 31, Mount Maker Park described as follows: beginning at the northeasterly corner of said Lot 3; thence south 81°00'10" west along the north line thereof a distance of 111.17 feet; thence north 85°55'41" east a distance of 112.88 feet to a point on the easterly line of said Lot 3, said point lying on the arc of a curve having a radius of 1,181.28 feet, the radial point bearing north 73°07'08" east; thence northerly along said easterly line an arc distance of 9.78 feet more or less to the point of beginning;

Except that portion of Lot 2, said Block 31, Mount Baker Park described as follows: commencing at the southeasterly corner of Said Lot 2; thence south 81°00'10" west along the south line thereof a distance of 111.17 feet to the true point of beginning; thence south 85°55'41" west a distance of 15.18 feet to a point on the westerly line of said Lot 2, said point lying on the arc of a curve have a radius of 575.00 feet, the radial point bearing north 82°43'44" east; thence southerly along said westerly line an arc distance of 1.3 feet to the southwesterly corner of said Lot 2; thence north 81°00'10" east a distance of 15.16 feet, more or less to the true point of beginning.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Mount Baker Community Club Clubhouse:

1. The site.
2. The exterior of the building.

C. Basis of Designation. The designation was made because the Mount Baker Community Club Clubhouse 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. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation (SMC 25.12.350.C).

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

Section 2. Controls. The following controls are imposed on the features or characteristics of the Mount Baker Community Club Clubhouse that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Mount Baker Community Club Clubhouse that were designated by the Board for preservation.

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

a. Any in-kind maintenance or repairs of the features or characteristics of the Mount Baker Community Club Clubhouse that were designated by the Board for preservation.

b. Removal of the following landscape elements: trees less than 6 inches in diameter measured 4 1/2 feet above ground; shrubs; perennials; and annuals.

1 c. Installation, removal, or alteration (including repair) of  
2 underground irrigation and underground utilities, provided that the site is restored in kind.

3 d. Installation, removal, or alteration of the following site furnishings:  
4 benches; movable planters; trash/recycling receptacles; and bike racks.

5 e. Installation and removal of temporary signage, consistent with a  
6 signage plan that has been approved by the Landmarks Board staff, and when the signage  
7 remains in place for no more than 60 days.

8 f. Installation, removal, or alteration of signage for accessibility  
9 compliance; and other signage as required by City code.

10 g. Installation, removal, or alteration of interior, temporary window  
11 shading devices that are operable and therefore do not obscure the glazing when in the open  
12 position.

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

14 1. The City Historic Preservation Officer may review and approve alterations  
15 or significant changes to the features or characteristics listed in subsection 2.B.3 of this  
16 ordinance according to the following procedure:

17 a. The owner shall submit to the CHPO a written request for the  
18 alterations or significant changes, including applicable drawings or specifications.

19 b. If the CHPO, upon examination of submitted plans and  
20 specifications, determines that the alterations or significant changes are consistent with the  
21 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes  
22 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 Mount Baker Community Club Clubhouse that were designated by the Board for preservation is available for the following:

a. The installation, removal, or alteration of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, and other similar mechanical, electrical, and telecommunication elements necessary for the normal operation of the building and site.

b. Installation, removal, or alterations of exterior light fixtures, exterior security lighting, and security system equipment.

c. Removal of trees more than 6 inches in diameter measured 4 1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

d. Signage other than signage excluded in subsections 2.A.2.e and 2.A.2.f of this ordinance.

e. Installation, removal, or alteration of improvements for security, safety, or accessibility compliance.

f. Installation, removal, or alteration of fire and life safety equipment.

g. Installation, removal, or alteration of artwork at the building exterior or site.

1                           h.       Changes to paint colors for any of the areas or features listed in  
2 subsection 1.B of this ordinance.

3           Section 3. Incentives. The following incentives are granted on the features or  
4 characteristics of the Mount Baker Community Club Clubhouse that were designated by the  
5 Board for preservation:

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

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

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

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

18          Section 5. The Mount Baker Community Club Clubhouse is added alphabetically to  
19 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

1           Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
2 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy  
3 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
4 to provide a certified copy of this ordinance to the Mount Baker Community Club Clubhouse's  
5 owner.

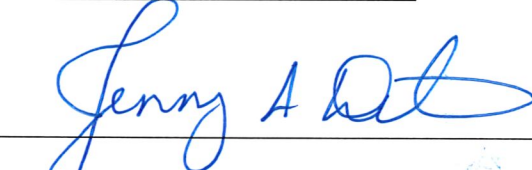
Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 3rd day of June, 2019,  
and signed by me in open session in authentication of its passage this 3rd day of  
June, 2019.



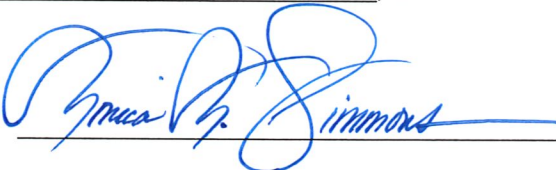
President \_\_\_\_\_ of the City Council

Approved by me this 17th day of June, 2019.



Jenny A. Durkan, Mayor

Filed by me this 17th day of June, 2019.



Monica Martinez Simmons, City Clerk

(Seal)

## **SUMMARY and FISCAL NOTE\***

| <b>Department:</b> | <b>Dept. Contact/Phone:</b> | <b>CBO Contact/Phone:</b>    |
|--------------------|-----------------------------|------------------------------|
| Neighborhoods      | Erin Doherty/206-684-0380   | Waslala Miranda/206-233-5044 |

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

#### **Legislation Title:**

AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Baker Community Club Clubhouse, 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 and background of the Legislation:**

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

The Mount Baker Community Club Clubhouse was built in 1914. The property is located in the Mount Baker 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 site and building exterior, but do not apply to any in-kind maintenance or repairs of the designated features.

### **2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project?      ☐ Yes ☒ No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget?      ☐ Yes ☒ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?  
No.

Is there financial cost or other impacts of *not* implementing the legislation?  
No.

### **4. OTHER IMPLICATIONS**

- a. Does this legislation affect any departments besides the originating department?  
No.

**b. Is a public hearing required for this legislation?**

No.

**c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**

Yes. There is a city review process for changes to a landmark. Landmark controls are in perpetuity. The designating landmark ordinance is recorded with King County and associated with the parcel number in the County's records.

**d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

**e. Does this legislation affect a piece of property?**

Yes, see attached map.

**f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

No.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

No new initiative or programmatic expansion.

**List attachments/exhibits below:**

Summary Exhibit A – Vicinity Map of Mount Baker Community Club Clubhouse

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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375354

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.

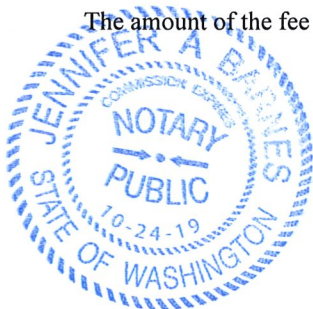
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:125833-838 TITLE ONLY

was published on

06/27/19

The amount of the fee charged for the foregoing publication is the sum of \$114.71.



Affidavit of Publication

A handwritten signature in blue ink, likely of the subscriber, written over a horizontal line.

Subscribed and sworn to before me on

06/27/2019

A handwritten signature in blue ink, likely of the notary, written over a horizontal line.

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 June 03, 2019, 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 125833**

#### **Council Bill 119536**

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

### **Ordinance 125834**

#### **Council Bill 119513**

AN ORDINANCE relating to the City of Seattle's Paid Family Care Leave program; amending Sections 4.29.010, 4.29.020, 4.29.030, and 4.29.070 of the Seattle Municipal Code.

### **Ordinance 125835**

#### **Council Bill 119500**

AN ORDINANCE related to land use and zoning; amending Ordinance 125791 to correct map errors contained in Map A for 23.58B.050 (Section 94), Map A for 23.58C.050 (Section 97), and Attachment 1 to Ordinance 125791.

### **Ordinance 125836**

#### **Council Bill 119528**

AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle Tower, 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 125837**

#### **Council Bill 119529**

AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Baker Community Club Clubhouse, 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 125838**

#### **Council Bill 119530**

AN ORDINANCE relating to historic preservation; imposing controls upon the University of Washington Parrington Hall, 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, June 27, 2019.

6/27(375354)

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
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CITY OF SEATTLE

ORDINANCE 125837

COUNCIL BILL 119529

AN ORDINANCE relating to historic preservation; imposing controls upon the Mount Baker Community Club Clubhouse, 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 September 5, 2018, voted to approve the nomination of the improvement located at 2811 Mount Rainier Drive South and the site on which the improvement is located (which are collectively referred to as the "Mount Baker Community Club Clubhouse") for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 17, 2018, the Board voted to approve the designation of the Mount Baker Community Club Clubhouse under SMC Chapter 25.12; and

WHEREAS, on March 6, 2019, the Board and the Mount Baker Community Club Clubhouse's owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; 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:**

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
D1c

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board ("Board") of the improvement located at 2811 Mount Rainier Drive South and the site on which the improvement is located (which are collectively referred to as the "Mount Baker Community Club Clubhouse") is acknowledged.

A. Legal Description. The Mount Baker Community Club Clubhouse is located on the property legally described as:

The southerly 8.75 feet measured on the west line of Lot 1 and all of Lot 2, Block 31, Mount Baker Park, according to the Plat filed in Volume 16 of Plats on page 3, in King County, Washington;

Together with that portion of Lot 3, said Block 31, Mount Baker Park described as follows: beginning at the northeasterly corner of said Lot 3; thence south  $81^{\circ}00'10''$  west along the north line thereof a distance of 111.17 feet; thence north  $85^{\circ}55'41''$  east a distance of 112.88 feet to a point on the easterly line of said Lot 3, said point lying on the arc of a curve having a radius of 1,181.28 feet, the radial point bearing north  $73^{\circ}07'08''$  east; thence northerly along said easterly line an arc distance of 9.78 feet more or less to the point of beginning;

Except that portion of Lot 2, said Block 31, Mount Baker Park described as follows: commencing at the southeasterly corner of Said Lot 2; thence south  $81^{\circ}00'10''$  west along the south line thereof a distance of 111.17 feet to the true point of beginning; thence south  $85^{\circ}55'41''$  west a distance of 15.18 feet to a point on the westerly line of said Lot 2, said point lying on the arc of a curve have a radius of 575.00 feet, the radial point bearing north  $82^{\circ}43'44''$  east; thence southerly along said westerly line an arc distance of 1.3 feet to the southwesterly corner of said Lot 2; thence north  $81^{\circ}00'10''$  east a distance of 15.16 feet, more or less to the true point of beginning.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Mount Baker Community Club Clubhouse:

1. The site.
2. The exterior of the building.

C. Basis of Designation. The designation was made because the Mount Baker Community Club Clubhouse is more than 25 years old; has significant character, interest, or

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
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1 value as a part of the development, heritage, or cultural characteristics of the City, state, or  
2 nation; has integrity or the ability to convey its significance; and satisfies the following SMC  
3 25.12.350 provisions:

4 1. It is associated in a significant way with a significant aspect of the  
5 cultural, political, or economic heritage of the community, City, state, or nation (SMC  
6 25.12.350.C).

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

9 Section 2. Controls. The following controls are imposed on the features or characteristics  
10 of the Mount Baker Community Club Clubhouse that were designated by the Board for  
11 preservation:

12 A. Certificate of Approval Process.

13 1. Except as provided in subsection 2.A.2 or subsection 2.B of this  
14 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to  
15 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before  
16 the owner may make alterations or significant changes to the features or characteristics of the  
17 Mount Baker Community Club Clubhouse that were designated by the Board for preservation.

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

19 a. Any in-kind maintenance or repairs of the features or  
20 characteristics of the Mount Baker Community Club Clubhouse that were designated by the  
21 Board for preservation.

22 b. Removal of the following landscape elements: trees less than 6  
23 inches in diameter measured 4 1/2 feet above ground; shrubs; perennials; and annuals.

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
D1c

1 c. Installation, removal, or alteration (including repair) of  
2 underground irrigation and underground utilities, provided that the site is restored in kind.

3 d. Installation, removal, or alteration of the following site furnishings:  
4 benches; movable planters; trash/recycling receptacles; and bike racks.

5 e. Installation and removal of temporary signage, consistent with a  
6 signage plan that has been approved by the Landmarks Board staff, and when the signage  
7 remains in place for no more than 60 days.

8 f. Installation, removal, or alteration of signage for accessibility  
9 compliance; and other signage as required by City code.

10 g. Installation, removal, or alteration of interior, temporary window  
11 shading devices that are operable and therefore do not obscure the glazing when in the open  
12 position.

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

14 1. The City Historic Preservation Officer may review and approve alterations  
15 or significant changes to the features or characteristics listed in subsection 2.B.3 of this  
16 ordinance according to the following procedure:

17 a. The owner shall submit to the CHPO a written request for the  
18 alterations or significant changes, including applicable drawings or specifications.

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

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DON Mount Baker Clubhouse Landmark Designation ORD  
D1c

1                   2.     If the CHPO does not approve the alterations or significant changes, the  
2 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of  
3 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's  
4 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely  
5 transmit a written decision constitutes approval of the request.

6                   3.     CHPO approval of alterations or significant changes to the features or  
7 characteristics of the Mount Baker Community Club Clubhouse that were designated by the  
8 Board for preservation is available for the following:

9                   a.     The installation, removal, or alteration of ducts, conduits, HVAC  
10 vents, grills, pipes, panels, weatherheads, wiring, and other similar mechanical, electrical, and  
11 telecommunication elements necessary for the normal operation of the building and site.

12                   b.     Installation, removal, or alterations of exterior light fixtures,  
13 exterior security lighting, and security system equipment.

14                   c.     Removal of trees more than 6 inches in diameter measured 4 1/2  
15 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA)  
16 Certified Arborist.

17                   d.     Signage other than signage excluded in subsections 2.A.2.e and  
18 2.A.2.f of this ordinance.

19                   e.     Installation, removal, or alteration of improvements for security,  
20 safety, or accessibility compliance.

21                   f.     Installation, removal, or alteration of fire and life safety equipment.

22                   g.     Installation, removal, or alteration of artwork at the building  
23 exterior or site.

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
D1e

1 h. Changes to paint colors for any of the areas or features listed in  
2 subsection 1.B of this ordinance.

3 Section 3. Incentives. The following incentives are granted on the features or  
4 characteristics of the Mount Baker Community Club Clubhouse that were designated by the  
5 Board for preservation:

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

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

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

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

18 Section 5. The Mount Baker Community Club Clubhouse is added alphabetically to  
19 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
D1c

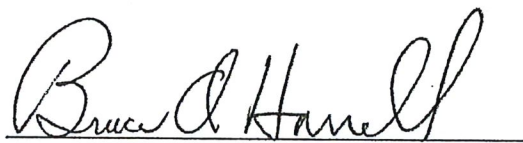
- 1 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
- 2 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
- 3 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
- 4 to provide a certified copy of this ordinance to the Mount Baker Community Club Clubhouse's
- 5 owner.

Unofficial Copy

Erin Doherty  
DON Mount Baker Clubhouse Landmark Designation ORD  
D1c

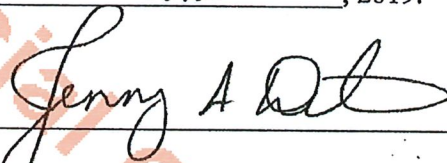
Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 3rd day of June, 2019,  
and signed by me in open session in authentication of its passage this 3rd day of  
June, 2019.



President \_\_\_\_\_ of the City Council

Approved by me this 17th day of June, 2019.



Jenny A. Durkan, Mayor

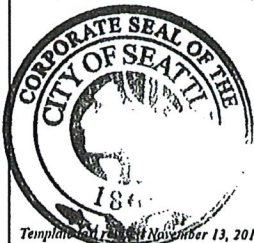
Filed by me this 17th day of June, 2019.



Monica Martinez Simmons, City Clerk

State of Washington,  
County of King

15. Darryl Brooks certify that this is a true and correct  
copy of Ordinance 125837, on file in the records  
of the City of Seattle, Office of the City Clerk



Signed by: Darryl Brooks  
Signature  
Title: Legislative Information Specialist II  
Date: 7-16-19