

CITY OF SEATTLE
ORDINANCE 127082
COUNCIL BILL 120480

AN ORDINANCE relating to historic preservation; imposing controls upon the Georgetown Steam Plant Pump 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 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 November 6, 2019, voted to approve the nomination of the improvement located at 7551 8th Avenue S and the site on which the improvement is located (which are collectively referred to as the “Georgetown Steam Plant Pump House”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on December 18, 2019, the Board voted to approve the designation of the Georgetown Steam Plant Pump House under SMC Chapter 25.12; and

WHEREAS, on May 5, 2021, the Board and the Georgetown Steam Plant Pump House’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 7551 8th Avenue S and the site on which the improvement is located (which are collectively referred to as the “Georgetown Steam Plant Pump House”) is acknowledged.

A. Legal Description. The Georgetown Steam Plant Pump House is located on the property legally described as:

THAT PORTION OF TRACT 11, DUWAMISH INDUSTRIAL ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 21 OF PLATS, PAGE(S) 65, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 65°21’31” WEST 152.95 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE SOUTH 49°07’36” EAST 145 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE 45.78 FEET NORTH TO THE EASTERLY LINE OF SAID LOT; THENCE NORTH 0°16’14” WEST 124.03 FEET TO THE 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 Georgetown Steam Plant Pump House:

1. The site.
2. The waterside bulkhead.
3. The exterior and interior of the Pump House including the equipment.
4. The exterior of the Valve House and the equipment inside.

C. Basis of Designation. The designation was made because the Georgetown Steam Plant Pump House 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 is the location of, or is associated in a significant way with, an historic event
2 with a significant effect upon the community, City, state, or nation (SMC 25.12.350.A).

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

5 3. Because of its prominence of spatial location, contrasts of siting, age, or scale,
6 it is an easily identifiable visual feature of its neighborhood or the City and contributes to the
7 distinctive quality or identity of such neighborhood or the City (SMC 25.12.350.F).

8 Section 2. Controls. The following controls are imposed on the features or characteristics
9 of the Georgetown Steam Plant Pump House that were designated by the Board for preservation:

10 A. Certificate of Approval Process.

11 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
12 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
13 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
14 may make alterations or significant changes to the features or characteristics of the Georgetown
15 Steam Plant Pump House that were designated by the Board for preservation.

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

17 a. Any in-kind maintenance or repairs of the features or characteristics of
18 the Georgetown Steam Plant Pump House that were designated by the Board for preservation.

19 b. Pruning of trees and shrubs consistent with maintaining their health.

20 c. Removal of trees less than 6 inches in diameter measured 4 ½ feet
21 above ground.

22 d. Removal of non-native plants of any size. This does not apply to trees.

e. Removal and replanting of shrubs, perennials, and annuals in existing planting areas.

f. Installation, removal, or alteration (including repair) of underground irrigation, provided that the site is restored in kind.

g. Installation, removal, or alteration of the following site furnishings: benches, trash/recycling receptacles, and bike racks.

h. Installation and removal of the following temporary installations: special event tents, tables, chairs, and games.

i. Installation and removal of temporary artwork and signage. Such installations shall be considered temporary if they:

1) Can be removed without changing the building or site and without requiring repair; and

2) Remain in place for no more than 60 days.

j. Installation, removal, or alteration of signage for accessibility compliance, and other signage as required by City code, provided that the sign installations will not obscure landscape features.

k. Installation, removal, or alteration of standard Seattle Parks & Recreation identification sign near the east edge of the site.

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

1. The 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:

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

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

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

12 3. CHPO approval of alterations or significant changes to the features or
13 characteristics of the Georgetown Steam Plant Pump House that were designated by the Board
14 for preservation is available for the following:

15 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
16 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
17 or other similar mechanical, electrical, and telecommunication elements necessary for the normal
18 operation of the building or site.

19 b. Installation, removal, or alteration of exterior light fixtures, exterior
20 security lighting, and security system equipment.

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

d. Installation, removal, or alteration of signage other than signage excluded in Sections 2.A.2.i, 2.A.2.j, and 2.A.2.k of this ordinance.

e. Installation of site improvements for accessibility compliance.

f. Installation, removal, or alteration (including repair) of underground utilities, other than irrigation excluded in Section 2.A.2.f of this ordinance.

g. Minor site alterations at the shoreline to improve pedestrian access, provided that no major regrading is proposed, and the bulkhead remains unaltered.

h. Minor site alterations at the shoreline to demarcate the area of water access as separate from the open lawn, including the placement of logs and small boulders.

i. Installation of a fence on the north property line.

j. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

1) The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.

2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.

3) The owner shall not remove historic building materials from the site as part of the emergency response.

4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Georgetown Steam Plant Pump House 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 and the Seattle Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable provisions.

C. Special tax valuation for historic preservation may be available under chapter 84.26 RCW 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.

Section 5. The Georgetown Steam Plant Pump House is added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed

- 1 to provide a certified copy of this ordinance to the Georgetown Steam Plant Pump House's
- 2 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 17th day of September, 2024,
and signed by me in open session in authentication of its passage this 17th day of
September, 2024.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 23rd day of September, 2024.



Bruce A. Harrell, Mayor

Filed by me this 24th day of September, 2024.



Scheereen Dedman, City Clerk

(Seal)

Attachments: