



# 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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	05/14/2019	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	05/14/2019	sent for review	Council President's Office			
<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office							
1	Council President's Office	05/16/2019	sent for review	Finance and Neighborhoods Committee			
<b>Action Text:</b> The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee							
1	City Council	05/20/2019	referred	Finance and Neighborhoods Committee			

**Legislative Summary Continued (CB 119529)**

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1	Finance and Neighborhoods Committee	05/23/2019	pass		Pass
	<b>Action Text:</b>	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
	<b>Action Text:</b>	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's signature	Mayor	
1	Mayor	06/17/2019	Signed		
1	Mayor	06/17/2019	returned	City Clerk	
1	City Clerk	06/17/2019	attested by City Clerk		
	<b>Action Text:</b>	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:**

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

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

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

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

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

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

- 28 1. The site.
- 29 2. The exterior of the building.

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

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.

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.

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.

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.

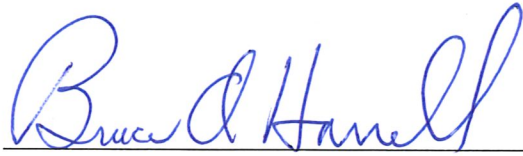
18                   Section 5. The Mount Baker Community Club Clubhouse is added alphabetically to  
19 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.



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.

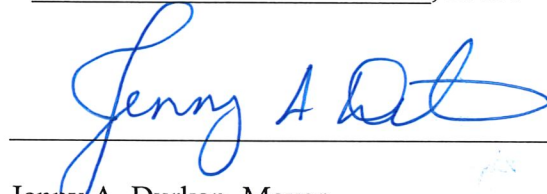
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 3<sup>rd</sup> day of June, 2019,  
5 and signed by me in open session in authentication of its passage this 3<sup>rd</sup> day of  
6 June, 2019.

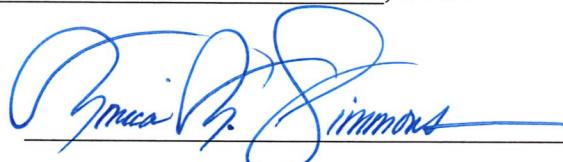
7 

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

9 Approved by me this 17<sup>th</sup> day of June, 2019.

10   
11 Jenny A. Durkan, Mayor

12 Filed by me this 17<sup>th</sup> day of June, 2019.

13   
14 Monica Martinez Simmons, City Clerk

15 (Seal)