

CITY OF SEATTLE
ORDINANCE 126575
COUNCIL BILL 120310

AN ORDINANCE relating to historic preservation; imposing controls upon The Center for Wooden Boats, 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 April 21, 2021, voted to approve the nomination of the improvements located at 1010 Valley Street / Waterway 4 (which are collectively referred to as “The Center for Wooden Boats”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 2, 2021, the Board voted to approve the designation of The Center for Wooden Boats under SMC Chapter 25.12; and

WHEREAS, on October 6, 2021, the Board and The Center for Wooden Boats’ 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 improvements located at 1010 Valley

1 Street / Waterway 4 (which are collectively referred to as “The Center for Wooden Boats”) is
2 acknowledged.

3 A. Legal Description. The Center for Wooden Boats is located on the property legally
4 described as:

5 Portion of Waterway #4 & Boren Avenue which lies south of a line between the NE
6 corner of Lot 7, Block 74, Lake Union Shore Lands & the NOW corner of Lot 4, Block
7 73, Lake Union Shore Lands; which lies N of a line beginning at a point on W boundary
8 of Waterway #4 which is 110’ N of NE Corner of Lot 1, Block 74. Parcel number
9 302504-HYDR.

10 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
11 designated the following specific features or characteristics of The Center for Wooden Boats:

- 12 1. The entire Pavilion structure, both exterior and interior.
- 13 2. The exterior of the Boat Shop, and the pilings and platform that support it.
- 14 3. The exterior of the Oar House and the platform that supports it.
- 15 4. The exterior of the Boat House (Education Center), and the pilings and
16 platform that support it.

17 C. Basis of Designation. The designation was made because The Center for Wooden
18 Boats is more than 25 years old; has significant character, interest, or value as a part of the
19 development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the
20 ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

21 1. It is associated in a significant way with the life of a person important in the
22 history of the City, state, or nation (SMC 25.12.350.B).

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

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

1 Section 2. Controls. The following controls are imposed on the features or characteristics
2 of The Center for Wooden Boats that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

4 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
5 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
6 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
7 may make alterations or significant changes to the features or characteristics of The Center for
8 Wooden Boats that were designated by the Board for preservation.

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

10 a. Any in-kind maintenance or repairs of the features or characteristics of
11 The Center for Wooden Boats that were designated by the Board for preservation.

12 b. Installation, removal, or alteration of the following outdoor furnishings
13 that are not attached to the buildings: benches, chairs, tables, swings, movable planters, and
14 storage receptacles.

15 c. Installation or removal of interior, temporary window shading devices
16 that are operable and do not obscure the glazing when in the open position.

17 d. Installation, removal, or alteration of signage for accessibility
18 compliance, safety, and other signage as required by City or State code.

19 e. Installation, removal, or alteration of signage, if consistent with a
20 comprehensive signage plan approved by the Landmarks Preservation Board.

21 f. Installation, removal, or alteration of hardware attached to the buildings
22 or floating platforms, as needed to support ropes, cables, tarps, safety equipment, small boats,
23 paddles, oars, and other boating accessories or tools fundamental to the function of the boat

1 center. Installations shall not include cutting or removing built features, and must be easily
2 repaired if the hardware is removed in the future.

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

4 1. The CHPO may review and approve alterations or significant changes to the
5 features or characteristics listed in subsection 2.B.3 of this ordinance according to the following
6 procedure:

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

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

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

18 3. CHPO approval of alterations or significant changes to the features or
19 characteristics of The Center for Wooden Boats that were designated by the Board for
20 preservation is available for the following:

21 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
22 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,

1 or other similar mechanical, electrical, and telecommunication elements necessary for the normal
2 operation of the buildings or platforms.

3 b. Alterations to the floating platforms or pilings when Board staff has not
4 determined it to be in-kind maintenance.

5 c. Installation, removal, or alteration of exterior non-historic light fixtures,
6 exterior security lighting, and security system equipment. If proposed equipment is similar in
7 size and location to existing, Board staff may determine it to be in-kind maintenance, provided
8 the fixture or equipment does not obscure designated features and is attached to a material that is
9 easily repairable.

10 d. Installation, removal, or alteration of exterior signage other than signage
11 excluded in subsections 2.A.2.d and 2.A.d.e of this ordinance.

12 e. Installation of improvements for safety or accessibility compliance.

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

14 g. Changes to exterior paint colors when painting a previously painted
15 material. If the proposed color is similar to the existing, Board staff may to determine it to be in-
16 kind maintenance.

17 h. Replacement of non-original windows and doors when located in
18 original openings.

19 i. Repositioning of the designated floating buildings, platforms, and
20 pilings within Waterway 4, when required for code compliance or to meet changing
21 programmatic needs.

22 j. Alterations to the floating platforms or pilings when required for
23 compliance with environmental regulations, provided the historic character of the landmark is

1 maintained. No review may be required if Board staff determines the work to be consistent with
2 in-kind repairs or maintenance.

3 k. Leveling of the floating platforms, provided the historic character of the
4 landmark is maintained. No review may be required if Board staff determines the work to be
5 consistent with in-kind repairs or maintenance.

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

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

13 1) The owner shall immediately notify the CHPO and document
14 the conditions and actions the owner took.

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

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

19 4) In consultation with the CHPO and staff, the owner shall adopt
20 and implement a long-term plan to address any damage through appropriate solutions.

21 Section 3. Incentives. The following incentives are granted on the features or
22 characteristics of The Center for Wooden Boats that were designated by the Board for
23 preservation:

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

3 B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle
4 Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable
5 provisions.

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

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


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

13 Section 5. The Center for Wooden Boats is added alphabetically to Section IX,
14 Miscellaneous, of the Table of Historical Landmarks contained in SMC Chapter 25.32.


15 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
16 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy
17 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
18 to provide a certified copy of this ordinance to The Center for Wooden Boats' 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 3rd day of May, 2022,
5 and signed by me in open session in authentication of its passage this 3rd day of
6 May, 2022.

7 
8 President Pro Tem of the City Council

9 Approved / returned unsigned / vetoed this 11th day of May, 2022.

10 
11 Bruce A. Harrell, Mayor

12 Filed by me this 11th day of May, 2022.

13 
14 Monica Martinez Simmons, City Clerk

15 (Seal)

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20 Attachments: