



SEATTLE CITY COUNCIL

Legislative Summary

CB 118973

Record No.: CB 118973

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125321

In Control: City Clerk

File Created: 04/05/2017

Final Action: 06/01/2017

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle City Light Power Control Center, 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: Burgess

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	04/25/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/25/2017	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	05/11/2017	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee						
	Notes:						

- 1 Full Council 05/15/2017 referred Affordable Housing, Neighborhoods, and Finance Committee
- 1 Affordable Housing, Neighborhoods, and Finance Committee 05/26/2017 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 2 Chair Burgess, Vice Chair Herbold
Opposed: 0
- 1 Full Council 05/30/2017 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 7 Councilmember Bagshaw, Councilmember Burgess, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 05/31/2017 submitted for Mayor's signature Mayor
- 1 Mayor 06/01/2017 Signed
- 1 Mayor 06/01/2017 returned City Clerk
- 1 City Clerk 06/01/2017 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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Text of Legislative File CB 118973

CITY OF SEATTLE

ORDINANCE 125321

COUNCIL BILL 118973

AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle City Light Power Control Center, 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 May 4, 2016, voted to approve the nomination of the improvement located at 157 Roy Street and the site on which the improvement is located (which collectively are referred to as the “Seattle City Light Power Control Center” for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 15, 2016, the Board voted to approve the designation of the Seattle City Light Power Control Center under SMC Chapter 25.12; and

WHEREAS, on September 7, 2016, the Board and the owner of the designated landmark 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: Pursuant to Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 157

1 Roy Street and the site on which the improvement is located (which collectively are referred to
2 as the "Seattle City Light Power Control Center" for the purposes of this ordinance) is hereby
3 acknowledged.

4 A. Legal Description. The Seattle City Light Power Control Center is located on the
5 property legally described as:

6 Lots 5 and 6, Block 13, Mercer's Addition to North Seattle, according to the Plat
7 recorded in Volume 1 of Plats, Page 171, in King County, Washington.

8 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
9 the Board designated the following specific features or characteristics of the Seattle City Light
10 Power Control Center:

- 11 1. The site;
- 12 2. The exterior of the building; and
- 13 3. The former exterior concrete panel walls at the building interior.

14 C. Basis of Designation. The designation was made because the Seattle City Light
15 Power Control Center is more than 25 years old, has significant character, interest, or value as a
16 part of the development, heritage, or cultural characteristics of the City, state, or nation, has
17 integrity or the ability to convey its significance, and satisfies the following from SMC
18 25.12.350:

- 19 1. It is associated in a significant way with a significant aspect of the
20 cultural, political, or economic heritage of the community, City, state, or nation (SMC
21 25.12.350.C);
- 22 2. It embodies the distinctive visible characteristics of an architectural style,
23 or period, or of a method of construction (SMC 25.12.350.D);
- 24 3. It is an outstanding work of a designer or builder (SMC 25.12.350.E); and

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

4 Section 2. CONTROLS: The following controls are hereby imposed on the features or
5 characteristics of the Seattle City Light Power Control Center that were designated by the Board
6 for preservation:

7 A. Certificate of Approval Process.

8 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
9 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
10 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
11 owner may make alterations or significant changes to the features or characteristics of the Seattle
12 City Light Power Control Center that were designated by the Board for preservation.

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

14 a. Any in-kind maintenance or repairs of the features or
15 characteristics of the Seattle City Light Power Control Center that were designated by the Board
16 for preservation.

17 b. Installation, removal, or alteration of the following landscape
18 elements: trees less than 8 inches in diameter measured 4 1/2 feet above ground; shrubs;
19 perennials; and annuals.

20 c. Installation, removal, or alteration of the following temporary site
21 furnishings: benches; movable planters; and trash receptacles.

22 d. Installation or repair of underground utilities and irrigation,
23 provided that the site is restored in kind.

1 e. Installation, removal, or alteration of temporary interior window
2 coverings.

3 f. Removal of metal picket fencing and gates.

4 g. Re-stripping of existing paved parking and service areas.

5 B. City Historic Preservation Officer Approval Process.

6 1. The City Historic Preservation Officer (CHPO) may review and approve
7 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
8 this ordinance according to the following procedure:

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

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

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

20 3. CHPO approval of alterations or significant changes to the features or
21 characteristics of the Seattle City Light Power Control Center that were designated by the Board
22 for preservation is available for the following:

1 a. For the specified features and characteristics of the building, the
2 addition or elimination of fire escapes, ducts, conduits, HVAC vents, grilles, pipes, and other
3 similar wiring or mechanical elements necessary for the normal operation of the building.

4 b. Removal of hazardous trees more than 8 inches in diameter
5 measured 4 1/2 feet above the ground.

6 c. Installation, removal, or alterations of building and landscape
7 lighting; and exterior security equipment.

8 d. Installation, removal, or alterations of exterior signage.

9 e. Installation of improvements for accessibility compliance.

10 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
11 characteristics of the Seattle City Light Power Control Center that were designated by the Board
12 for preservation:

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

15 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
16 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant
17 to the applicable provisions thereof.

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

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

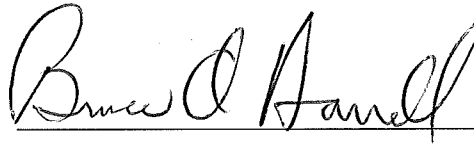
1 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
2 SMC 25.12.910.

3 Section 5. The Seattle City Light Power Control Center is hereby added alphabetically to
4 Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
7 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
8 CHPO is directed to provide a certified copy of this ordinance to the owner of the landmark.

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 30th day of MAY, 2017,
5 and signed by me in open session in authentication of its passage this 30th day of
6 MAY, 2017.

7 

8 President _____ of the City Council

9 Approved by me this 7th day of June, 2017.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 1st day of June, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)