



SEATTLE CITY COUNCIL

Legislative Summary

CB 119062

Record No.: CB 119062

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125522

In Control: City Clerk

File Created: 06/21/2017

Final Action: 02/01/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Crescent-Hamm Building, 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	08/08/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	08/08/2017	sent for review	Council President's Office			
1	Council President's Office	08/10/2017	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	09/05/2017	referred	Affordable Housing, Neighborhoods, and Finance Committee	
1	Full Council	01/02/2018	re-referred	Finance and Neighborhoods Committee	
	Action Text:	The Council Bill (CB) was re-referred. to the Finance and Neighborhoods Committee			
	Notes:				
1	Finance and Neighborhoods Committee	01/24/2018	pass		Pass
	Action Text:	The Committee recommends that Full Council pass the Council Bill (CB).			
	Notes:	In Favor: 2 Chair Bagshaw, Member Harrell Opposed: 0			
1	Full Council	01/29/2018	passed		Pass
	Action Text:	The Council Bill (CB) was passed by the following vote, and the President signed the Bill:			
	Notes:	In Favor: 9 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant Opposed: 0			
1	City Clerk	01/31/2018	submitted for Mayor's signature	Mayor	
1	Mayor	02/01/2018	Signed		
1	Mayor	02/01/2018	returned	City Clerk	
1	City Clerk	02/01/2018	attested by City Clerk		
	Action Text:	The Ordinance (Ord) was attested by City Clerk.			
	Notes:				

CITY OF SEATTLE

ORDINANCE 125522

COUNCIL BILL 119062

AN ORDINANCE relating to historic preservation; imposing controls upon the Crescent-Hamm Building, 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 January 4, 2017, voted to approve the nomination of the improvement located at 4302 SW Alaska Street/4559 California Avenue SW (which is referred to as the “Crescent-Hamm Building” for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on February 15, 2017, the Board voted to approve the designation of the Crescent-Hamm Building under SMC Chapter 25.12; and

WHEREAS, on May 3, 2017, the Board and the owner of the Crescent-Hamm Building 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 4302

1 SW Alaska Street/4559 California Avenue SW (which is referred to as the “Crescent-Hamm
2 Building” for the purposes of this ordinance) is hereby acknowledged.

3 A. Legal Description. The Crescent-Hamm Building is located on the property
4 legally described as:

5 That portion of Lot 23, lying south of the boundary line as established by
6 agreement recorded March 25, 1935, under Recording Number 2845845, and all
7 of Lot 24, Block 1, Holbrook & Clark’s Addition to West Seattle, according to the
8 plat thereof recorded in Volume 6 of Plats, page 48, in King County, Washington;
9 together with that portion of West Alaska Street adjoining said Lot 24, vacated by
10 Ordinance Number 50159 of the City of Seattle.

11 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
12 the Board designated the following specific features or characteristics of the Crescent-Hamm
13 Building: the exterior of the building.

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

18 1. It is associated in a significant way with a significant aspect of the
19 cultural, political, or economic heritage of the community, City, state, or nation (SMC
20 25.12.350.C);

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

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

1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Crescent-Hamm Building that were designated by the Board for
3 preservation:

4 A. Certificate of Approval Process.

5 1. Except as provided in subsection 2.A.2 or subsection 2.B of this
6 ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
7 Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the
8 owner may make alterations or significant changes to the following specific features or
9 characteristics: the exterior of the building.

10 2. No Certificate of Approval is required for any in-kind maintenance or
11 repairs of the features or characteristics listed in subsection 2.A.1 of this ordinance.

12 B. City Historic Preservation Officer Approval Process.

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

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

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

22 2. If the CHPO does not approve the alterations or significant changes, the
23 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of

1 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
2 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
3 transmit a written decision constitutes approval of the request.

4 3. CHPO approval of alterations or significant changes to the features or
5 characteristics listed in subsection 2.A.1 is available for the following:

6 a. For the specified features and characteristics of the building, the
7 installation, alteration, or elimination of fire escapes, ducts, conduits, HVAC vents, grilles, pipes,
8 utility connections, gutters and downspouts, and other similar mechanical, electrical and
9 plumbing elements necessary for the normal operation of the building.

10 b. Installation, alteration, or removal of exterior signage.

11 c. Installation, alteration, or removal of murals on the east half of the
12 south wall of the building.

13 d. Installation, alteration, or removal of exterior security lighting and
14 security-related protective equipment.

15 e. Replacement of any non-original doors or windows.

16 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
17 characteristics of the Crescent-Hamm Building that were designated by the Board for
18 preservation:

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

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

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

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


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

8 Section 5. The Crescent-Hamm Building is hereby added alphabetically to Section II,
9 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

10 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
11 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
12 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
13 CHPO is directed to provide a certified copy of this ordinance to the owner of the Crescent-
14 Hamm Building.

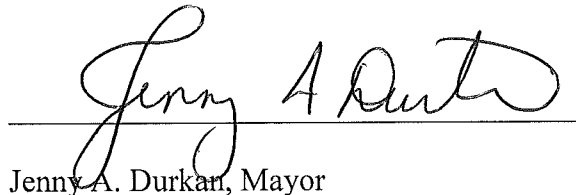
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 29th day of January, 2018,
5 and signed by me in open session in authentication of its passage this 29th day of
6 January, 2018.

7 

8 President _____ of the City Council

9 Approved by me this 1st day of February, 2018.

10 
11 Jenny A. Durkan, Mayor

12 Filed by me this 1st day of February, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)