



Legislation Text

File #: CB 119467, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Broad Street Substation, 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 20, 2017, voted to approve the nomination of certain improvements located at 319 6th Avenue North (which is referred to as the “Broad Street Substation”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 1, 2017, the Board voted to approve the designation of the Broad Street Substation under SMC Chapter 25.12; and

WHEREAS, on May 16, 2018, the Board and the Broad Street Substation’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 certain improvements located at 319 6th Avenue North (which is referred to as the “Broad Street Substation”) is acknowledged.

A. Legal Description. The Broad Street Substation is located on the property legally described as:

DT Denny’s Park Addition Lots 4-5-6 and Vacated Alley adjacent and Triangular Piece of Property bounded on East by Alley, on Northwest by Lake Street, on South by Thomas Street, all in Block 61, together with Lots 1 through 12, Block 66 and Vacated Alley in Said Block (Vacated Ordinance #78141), less Streets.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Broad Street Substation as delineated in Attachment A to this ordinance:

1. The exterior of the Control Building, including but not limited to the stairway and stairwells on the west, north, and east facades of the Control Building delineated in Attachment A to this ordinance.
2. The exterior of the Crane Building, which comprises the areas shown as the Pump Room, Shop, Office, and Crane Tower in Attachment A to this ordinance.
3. The switchyard “dead-end” tower directly west of the Crane Building and the trussed armature that connects the tower to the west facade of the Crane Building.

C. Basis of Designation. The designation was made because the Broad Street Substation 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. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Broad Street Substation that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Broad Street Substation that were designated by the Board for preservation.

2. No Certificate of Approval is required for any in-kind maintenance or repairs of the features or characteristics of the Broad Street Substation that were designated by the Board for preservation.

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

1. The City Historic Preservation Officer 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:

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

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

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

3. CHPO approval of alterations or significant changes to the features or characteristics of the Broad Street Substation that were designated by the Board for preservation is available for the following:

a. The installation, alteration, or elimination of ducts, conduits, HVAC vents, grills, pipes, underground utilities and utility connections, gutters and downspouts, and other similar mechanical, electrical, and plumbing elements necessary for the normal operation of one or both of the buildings.

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

c. Installation, alteration, or removal of exterior security lighting and equipment.

d. Installation of improvements for accessibility compliance.

e. Replacement of non-original doors and windows within original openings.

f. Attachment details for fences or perimeter site enclosure if fastened to the building.

g. New paint colors, when painting a previously painted material.

h. Installation, removal, or alteration of equipment, wiring, or other appurtenances that attach to the building exterior and are necessary for the generation of or distribution of electricity.

i. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to provide electrical service and to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or utility operations 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 Broad Street Substation 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, adopted by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, 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 Broad Street Substation 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 to provide a certified copy of this ordinance to the Broad Street Substation's 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 _____ day of _____, 2019, and signed by
me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A - Designated Features of Broad Street Substation