



SEATTLE CITY COUNCIL

Legislative Summary

CB 118447

Record No.: CB 118447

Type: Ordinance (Ord)

Status: Passed

Version: 1

124933

In Control: City Clerk

File Created: 05/29/2015

Final Action: 12/04/2015

Title: AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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: sarah.sodt@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	06/30/2015	Mayor's leg transmitted to Council	City Clerk				
	Action Text:	The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
	Notes:							
1	City Clerk	06/30/2015	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	07/01/2015	sent for review	Seattle Public Utilities and Neighborhoods Committee				
	Action Text:	The Council Bill (CB) was sent for review. to the Seattle Public Utilities and Neighborhoods Committee						
	Notes:							

- 1 Full Council 07/20/2015 referred Seattle Public Utilities and Neighborhoods Committee
Action Text: The Council Bill (CB) was referred. to the Seattle Public Utilities and Neighborhoods Committee
Notes:
- 1 Seattle Public Utilities and Neighborhoods Committee 11/19/2015 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 2 Chair Bagshaw, Vice Chair Sawant
Opposed: 0
- 1 Full Council 11/30/2015 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
Notes:
In Favor: 8 Council President Burgess, Councilmember Bagshaw, Councilmember Godden, Councilmember Gonzalez, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Rasmussen
Opposed: 0
- 1 City Clerk 12/02/2015 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 12/04/2015 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 12/04/2015 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 12/04/2015 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE
ORDINANCE 124933
COUNCIL BILL 118447

AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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 19, 2012, voted to approve the nomination of the improvement located at 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the "Town Hall Seattle (former Fourth Church of Christ, Scientist)" for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 7, 2012, the Board voted to approve the designation of Town Hall Seattle (former Fourth Church of Christ, Scientist) under SMC Chapter 25.12; and

WHEREAS, on October 1, 2014, 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 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the “Town Hall Seattle (former Fourth Church of Christ, Scientist)” for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. Town Hall Seattle (former Fourth Church of Christ, Scientist) is located on the property legally described as:

Lots 2 and 3, Block 52, A.A. Denny’s Plat of an Extension to Terry’s 1st Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of plats, page 86, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) are designated:

1. The exterior of the building;
2. The following interior features: the entry vestibule and lobby on the Second Floor/Foyer Level; the NE and SE stairwell systems between the second floor and the auditorium; and the auditorium space; and
3. The site on which Town Hall Seattle (former Fourth Church of Christ, Scientist) is located.

C. Basis of Designation. The designation was made because Town Hall Seattle (former Fourth Church of Christ, Scientist) 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

1 or nation, has integrity or the ability to convey its significance, and satisfies the following from
2 SMC 25.12.350:

- 3 1. It embodies the distinctive visible characteristics of an architectural style, period,
4 or a method of construction (SMC 25.12.350.D).
- 5 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
- 6 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
7 is an easily identifiable visual feature of its neighborhood or City and contributes
8 to the distinctive quality or identity of such neighborhood or the City (SMC
9 25.12.350.F).

10 Section 2. CONTROLS: The following controls are hereby imposed on the features or
11 characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) that were
12 designated by the Board for preservation:

13 A. Certificate of Approval Process.

- 14 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
15 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
16 the time for denying a Certificate of Approval must have expired, before the
17 owner may make alterations or significant changes to the following specific
18 features or characteristics:
 - 19 a. The exterior of the building;
 - 20 b. The following interior features: the entry vestibule and lobby on the Second
21 Floor/Foyer Level; the NE and SE stairwell systems between the second floor
22 and the auditorium; and the auditorium space; and

1 c. The site on which Town Hall Seattle (former Fourth Church of Christ,
2 Scientist) is located.

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

4 a. Any in-kind maintenance or repairs of the features or characteristics listed in
5 subsection 2.A.1.

6 b. The installation of interior signage required by code, such as accessible
7 wayfinding signage, restroom signage, Fire Department access signage, and
8 egress signage.

9 c. The installation of furniture (i.e., ticketing desk, sound booth, audio/visual
10 cabinets, etc.), as long as the method of attachment is removable and
11 repairable to original condition.

12 d. The installation of exterior temporary banners or signs for exhibitions,
13 programs, or events based on a signage plan approved by the Landmarks
14 Preservation Board.

15 e. The installation, removal, or alteration of the following landscape elements:
16 shrubs, perennials, and annuals.

17 B. City Historic Preservation Officer Approval Process.

18 1. The City Historic Preservation Officer (CHPO) may review and approve
19 alterations or significant changes to the features or characteristics listed in
20 subsection 2.B.3 according to the following procedure:

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

- 1 b. If the CHPO, upon examination of submitted plans and specifications,
2 determines that the alterations or significant changes are consistent with the
3 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
4 significant changes without further action by the Board.
- 5 c. If the CHPO does not approve the alterations or significant changes, the
6 owner may submit revised materials to the CHPO, or apply to the Board for a
7 Certificate of Approval under SMC Chapter 25.12.
- 8 2. The CHPO shall transmit a written decision on the owner's request to the owner
9 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
10 written decision constitutes approval of the request.
- 11 3. CHPO approval of alterations or significant changes to the features or
12 characteristics listed in subsection 2.A.1 is available for the following:
 - 13 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,
14 fire escapes, pipes, and other similar wiring or mechanical elements necessary
15 for the normal operation of the building.
 - 16 b. The installation, alteration, or removal of exterior security lighting, video
17 cameras, and security system equipment.
 - 18 c. The alteration or replacement of interior flooring and carpeting.
 - 19 d. Interior painting.
 - 20 e. The installation, alteration, or removal of interior lighting and audio/visual
21 equipment with the understanding that the installation is done in such a way
22 that it can be removed in the future. If equipment is removed, the following
23 repair techniques will be utilized. For holes less than two inches in diameter,

1 the plaster will be patched. For holes over two inches in diameter, the plaster
2 around the hole will be back cut around the edges to form a key. Mesh
3 backing will be inserted and a scratch coat will be built out, followed by a
4 brown coat, then a finish coat to make the repaired area flush with the
5 adjacent wall surfaces. Prime and paint to match adjacent surfaces.

6 f. The installation, alteration, or removal of signage not already excluded in
7 subsections 2.A.2.b and 2.A.2.d.

8 g. The installation of a sound separation enclosure in the SE & NE stairwell.

9 h. Alterations to the central stair to the auditorium.

10 i. The installation of a green roof that is not visible from the public right of way.

11 j. The alteration, removal, and replacement of existing non-historic elevator,
12 elevator shaft, and enclosure.

13 k. The alteration, removal, and replacement of the non-historic canopy on the
14 northwest corner of the building.

15 Section 3. INCENTIVES: The following incentives are hereby granted on the features
16 or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) that were
17 designated by the Board for preservation:

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

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

1 C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter
2 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the
3 applicable provisions thereof.

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

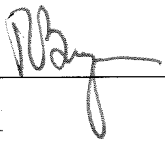
6 Section 5. Town Hall Seattle (former Fourth Church of Christ, Scientist) is hereby added
7 alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC
8 Chapter 25.32.

9 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
10 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
11 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
12 directed to provide a certified copy of the ordinance to the owner of the landmark.

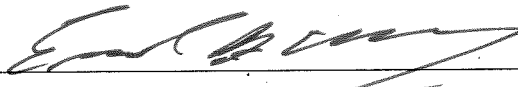
13

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 NOVEMBER, 2015, and
5 signed by me in open session in authentication of its passage this
6 30th day of NOVEMBER, 2015.

7
8 
9 President _____ of the City Council

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11 Approved by me this 4th day of December, 2015.

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13 
14 Edward B. Murray, Mayor

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16 Filed by me this 4th day of December, 2015.

17
18 
19 Monica Martinez Simmons, City Clerk

20
21
22 (Seal)