



SEATTLE CITY COUNCIL

Legislative Summary

CB 118368

Record No.: CB 118368

Type: Ordinance (Ord)

Status: Attested by City Clerk

Version: 1

124778

In Control: City Clerk

File Created: 03/10/2015

Final Action: 05/22/2015

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Montlake School, 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: erin.doherty@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	03/31/2015	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	03/31/2015	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	04/02/2015	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:						

Legislative Summary Continued (CB 118368)

- 1 Full Council 04/13/2015 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 05/12/2015 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 3 Chair Bagshaw, Vice Chair Sawant, Member Harrell
Opposed: 0
- 1 Full Council 05/18/2015 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, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant
Opposed: 0
- 1 City Clerk 05/19/2015 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 05/22/2015 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 05/22/2015 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 05/22/2015 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE
ORDINANCE 124778
COUNCIL BILL 118368

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5 AN ORDINANCE relating to historic preservation; imposing controls upon the Montlake
6 School, a landmark designated by the Landmarks Preservation Board under Chapter
7 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks
8 contained in Chapter 25.32 of the Seattle Municipal Code.

9 WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal
10 Code (SMC), establishes a procedure for the designation and preservation of sites,
11 improvements, and objects having historical, cultural, architectural, engineering, or
12 geographic significance; and

13 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on April 17,
14 2013, voted to approve the nomination of the 1924 school building with boiler room and
15 covered playcourts (which collectively are referred to as the "Main School Building" for
16 the purposes of this ordinance) located at 2409 22nd Avenue East and the site on which
17 the Main School Building is located (which collectively are referred to as the "Montlake
18 School" for the purposes of this ordinance) for designation as a landmark under SMC
19 Chapter 25.12; and

20 WHEREAS, after a public meeting on June 5, 2013, the Board voted to approve the designation
21 of the Montlake School under SMC Chapter 25.12; and

22 WHEREAS, on February 3, 2015, the Board and the owner of the designated landmark agreed to
23 controls and incentives; and

24 WHEREAS, the Board recommends that the City Council enact a designating ordinance
25 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 1924 school building with boiler room and playcourts (which collectively are referred to as the “Main School Building” for the purposes of this ordinance) located at 2409 22nd Avenue East and the site on which the Main School Building is located (which collectively are referred to as the “Montlake School” for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. The Montlake School is located on the property legally described as:

Block 22 of Pike’s 2nd Addition to Union City as recorded in Volume 1 of Plats, Page 65A, Records of King County, Seattle, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the Montlake School are designated:

1. The exterior of the Main School Building.
2. The following features or characteristics within the interior of the Main School Building classrooms: original wood entry doors, built-in wardrobes, built-in storage, chalkboards, wood trim, and wood floors.
3. The site consisting of the property described in subsection 1.A on which the Main School Building is located.

C. Basis of Designation. The designation was made because the Montlake School 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 from SMC 25.12.350:

- 1 1. It is associated in a significant way with a significant aspect of the cultural,
2 political, or economic heritage of the community, City, state or nation (SMC
3 25.12.350.C).
- 4 2. It embodies the distinctive visible characteristics of an architectural style, or
5 period, or of a method of construction (SMC 25.12.350.D).
- 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 the City and
8 contributes to the distinctive quality or identity of such neighborhood or the City
9 (SMC 25.12.350.F).

10 Section 2. CONTROLS: The following controls are hereby imposed on the features or
11 characteristics of the Montlake School that were designated by the Board for preservation:

12 A. Certificate of Approval Process.

- 13 1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a
14 Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or
15 the time for denying a Certificate of Approval must have expired, before the
16 owner may make alterations or significant changes to the following specific
17 features or characteristics:
 - 18 a. The exterior of the Main School Building.
 - 19 b. The following features or characteristics within the interior of the Main
20 School Building classrooms: original wood entry doors, built-in wardrobes,
21 built-in storage, chalkboards, wood trim, and wood floors.
 - 22 c. The site consisting of the property described in subsection 1.A on which the
23 Main School Building is located.

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

- 2 a. Any in-kind maintenance or repairs of the features listed in subsection 2.A.1.
- 3 b. Installation, removal, or alteration of the following landscape elements: trees
- 4 less than 8 inches in diameter measured 4 ½ feet above ground; shrubs;
- 5 perennials; and annuals.
- 6 c. Installation, removal, or alteration of the following temporary site furnishings:
- 7 benches; movable planters; and trash receptacles.
- 8 d. Installation, removal, or alteration, (including repair) of underground
- 9 irrigation and underground utilities, provided that the site is restored in-kind.
- 10 e. Installation, removal, or alteration of temporary interior window coverings.
- 11 f. Removal and replacement of playground equipment, sports equipment, play
- 12 surfaces, and restriping of playcourts.
- 13 g. Installation, removal, or alterations of site signage, for accessibility
- 14 compliance or as required by City code.
- 15 h. Removal of non-historic portable classroom buildings.
- 16 i. Removal of, or alterations to, the non-historic greenhouse.
- 17 j. Removal of, or alterations to, the 1925 Cafeteria building.

18 B. City Historic Preservation Officer Approval Process.

- 19 1. The City Historic Preservation Officer (CHPO) may review and approve
- 20 alterations or significant changes to the features or characteristics listed in
- 21 subsection 2.B.3 according to the following procedure:
- 22 a. The owner shall submit to the CHPO a written request for the alterations or
- 23 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 addition or elimination of ducts, conduits, HVAC vents, grilles, pipes,
14 and other similar wiring or mechanical elements necessary for the normal
15 operation of the building.
- 16 b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet
17 above ground.
- 18 c. Installation, removal, or alterations of exterior light fixtures, exterior security
19 lighting, and security system equipment.
- 20 d. Installation, removal, or alterations of non-illuminated exterior signage less
21 than 6 square feet in area.
- 22 e. Installation, removal, or alterations to existing fences and gates.

1 f. New painted murals.

2 g. New building and site signage that is not otherwise excluded from the
3 Certificate of Approval requirement pursuant to subsection 2.A.2.g, or as
4 required by City code.

5 h. Alterations to classrooms.

6 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
7 characteristics of the Montlake School that were designated by the Board for preservation:

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

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

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

15 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
16 parking requirements for uses permitted in a designated Landmark structure, may be permitted
17 pursuant to SMC Title 23.

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

20 Section 5. The Montlake School is hereby added alphabetically to Section IV, Schools,
21 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

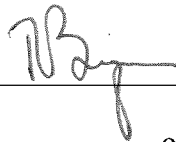
22 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
23 King County Director of Records and Elections, deliver two certified copies to the CHPO, and

1 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
2 directed to provide a certified copy of the ordinance to the owner of the landmark.

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

6 Passed by the City Council the 18th day of MAY, 2015, and
7 signed by me in open session in authentication of its passage this

8 18th day of MAY, 2015.

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11 President _____ of the City Council

12 Approved by me this ^{22nd - acc.} 2 day of MAY, 2015.

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16 Edward B. Murray, Mayor

17 Filed by me this 22nd day of MAY, 2015.

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21 Monica Martinez Simmons, City Clerk

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23 (Seal)