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SEATTLE CITY C ORD 81.00  
PAGE-001 OF 009  
05/13/2016 11:01  
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

**Document Title(s)** (or transaction contained therein):

Ordinance 124933

FILED  
CITY OF SEATTLE  
2016 JUN 20 PM 9:51  
CITY CLERK

**Grantor(s)**

City of Seattle

**Grantee(s)** (Last name first, then first name and initials)

Public

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Lots 2 and 3, Block 52, A.A. Denny's Plat of an Extension to Terry's 1<sup>st</sup> Addition to the City of Seattle

Additional legal on page \_\_\_ of document

N/A

**Assessor's Property Tax Parcel/Account Number**

# 1979200050

Assessor Tax # not yet assigned.

N/A

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

**CITY OF SEATTLE**  
**ORDINANCE** 124933  
**COUNCIL BILL** 118447

1  
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3  
4  
5 AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle  
6 (former Fourth Church of Christ, Scientist), a landmark designated by the Landmarks  
7 Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to  
8 the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal  
9 Code.

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

15 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on September  
16 19, 2012, voted to approve the nomination of the improvement located at 1119 Eighth  
17 Avenue and the site on which the improvement is located (which collectively are referred  
18 to as the "Town Hall Seattle (former Fourth Church of Christ, Scientist)" for the purposes  
19 of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

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

23 WHEREAS, on October 1, 2014, the Board and the owner of the designated landmark agreed to  
24 controls and incentives; and

25 WHEREAS, the Board recommends that the City Council enact a designating ordinance  
26 approving the controls and incentives; NOW, THEREFORE,

1 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

2 Section 1. DESIGNATION: Pursuant to Seattle Municipal Code (SMC) 25.12.660, the  
3 designation by the Landmarks Preservation Board (Board) of the improvement located at 1119  
4 Eighth Avenue and the site on which the improvement is located (which collectively are referred  
5 to as the "Town Hall Seattle (former Fourth Church of Christ, Scientist)" for the purposes of this  
6 ordinance) is hereby acknowledged.

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

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

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

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

21 C. Basis of Designation. The designation was made because Town Hall Seattle  
22 (former Fourth Church of Christ, Scientist) is more than 25 years old, has significant character,  
23 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

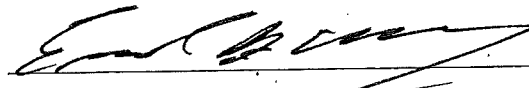


1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

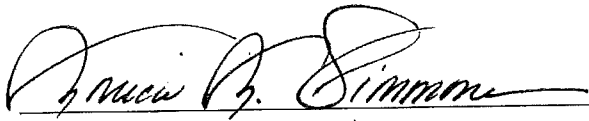
4 Passed by the City Council the 30<sup>th</sup> day of NOVEMBER, 2015, and  
5 signed by me in open session in authentication of its passage this  
6 30<sup>th</sup> day of NOVEMBER, 2015.

7  
8   
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this 4<sup>th</sup> day of December, 2015.

12  
13   
14 Edward B. Murray, Mayor

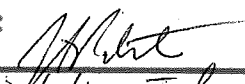
15  
16 Filed by me this 4<sup>th</sup> day of December, 2015.

17  
18   
19 State of Washington,  
County of King  
Monica Martinez Simmons, City Clerk

20 I, Jasit Polata, certify that this is a true and correct  
21 copy of Ordinance 124933, on file in the records  
of the City of Seattle, Office of the City Clerk

22 (Seal)



23 Signed by:   
Signature \_\_\_\_\_  
Title: Legislative Information Supervisor  
Date: May 12, 2016