

**CITY OF SEATTLE**  
**ORDINANCE** 126631  
**COUNCIL BILL** 120362

AN ORDINANCE relating to historic preservation; imposing controls upon Ingraham High 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.

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 August 16, 2017, voted to approve the nomination of the improvements located at 1819 N 135<sup>th</sup> Street (which are referred to as “Ingraham High School”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 4, 2017, the Board voted to approve the designation of Ingraham High School under SMC Chapter 25.12; and

WHEREAS, on December 15, 2021, the Board and Ingraham High School’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:**

1 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation  
2 by the Landmarks Preservation Board (“Board”) of the improvements located at 1819 N 135<sup>th</sup>  
3 Street (which are referred to as “Ingraham High School”) is acknowledged.

4 A. Legal Description. Ingraham High School is located on the property legally described  
5 as:

6 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19,  
7 TOWNSHIP 26, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON;  
8 EXCEPT THE EAST HALF OF THE EAST HALF THEREOF; EXCEPT THE NORTH  
9 30 FEET IN NORTH 135TH STREET; EXCEPT THE WEST 30 FEET IN  
10 ASHWORHT AVENUE NORTH; EXCEPT THE SOUTH 30 FEET IN NORTH 130TH  
11 STREET; AND ALSO, EXCEPT THAT PORTION OF NORTH 130TH STREET  
12 CONDEMNED BY KING COUNTY CASE NUMBER 612752 AND AS SET FORTH  
13 IN CITY OF SEATTLE ORDINANCE NUMBER 92471.

14 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board  
15 designated the following specific features or characteristics of Ingraham High School:

- 16 1. The exterior of the gymnasium.
- 17 2. The exterior of the auditorium, and the exterior of its associated foyer and  
18 lobby wing.

19 C. Basis of Designation. The designation was made because Ingraham High School is  
20 more than 25 years old; has significant character, interest, or value as a part of the development,  
21 heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to  
22 convey its significance; and satisfies the following SMC 25.12.350 provisions:

- 23 1. It embodies the distinctive visible characteristics of an architectural style, or  
24 period, or of a method of construction (SMC 25.12.350.D).

25 Section 2. Controls. The following controls are imposed on the features or characteristics  
26 of Ingraham High School that were designated by the Board for preservation:

1           A. Certificate of Approval Process.

2                   1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the  
3 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter  
4 25.12, or the time for denying a Certificate of Approval must have expired, before the owner  
5 may make alterations or significant changes to the features or characteristics of Ingraham High  
6 School that were designated by the Board for preservation.

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

8                           a. Any in-kind maintenance or repairs of the features or characteristics of  
9 Ingraham High School that were designated by the Board for preservation.

10                           b. Installation, removal, or alteration of signage for accessibility  
11 compliance, school safety, and other signage as required by City code or Seattle Public Schools  
12 safety signage; e.g., “No Guns” or “No Trespassing.”

13                           c. Installation or removal of interior, window shading devices that are  
14 operable and do not obscure the glazing when in the open position.

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

16                   1. The CHPO may review and approve alterations or significant changes to the  
17 features or characteristics listed in subsection 2.B.3 of this ordinance according to the following  
18 procedure:

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

21                           b. If the CHPO, upon examination of submitted plans and specifications,  
22 determines that the alterations or significant changes are consistent with the purposes of SMC

1 Chapter 25.12, the CHPO shall approve the alterations or significant changes without further  
2 action by the Board.

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

8           3. CHPO approval of alterations or significant changes to the features or  
9 characteristics of Ingraham High School that were designated by the Board for preservation is  
10 available for the following:

11                   a. The installation, removal, or alteration of ducts, conduits, HVAC vents,  
12 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,  
13 or other similar mechanical, electrical, and telecommunication elements necessary for the normal  
14 operation of the buildings.

15                   b. Installation, removal, or alteration of exterior light fixtures, exterior  
16 security lighting, and security system equipment.

17                   c. Signage other than signage excluded in subsection 2.A.2.b of this  
18 ordinance.

19                   d. Installation, removal, or alteration of improvements for safety or  
20 accessibility compliance.

21                   e. Installation, removal, or alteration of fire and life safety equipment.

1 f. Installation, removal, or alteration of painted murals and other art  
2 installations located on features or characteristics of the landmark that were designated by the  
3 Board for preservation.

4 g. Installation of photovoltaic panels.

5 h. Changes to paint colors for any of the features or characteristics of the  
6 landmark that were designated by the Board for preservation.

7 i. Replacement of non-historic doors and windows within original  
8 openings, when the staff determines that the design intent is consistent with the *Secretary of the*  
9 *Interior's Standards for Rehabilitation*.

10 j. Emergency repairs or measures (including immediate action to secure  
11 the area, install temporary equipment, and employ stabilization methods as necessary to protect  
12 the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to  
13 the buildings or site as related to a seismic or other unforeseen event. Following such an  
14 emergency, the owner shall adhere to the following:

15 1) The owner shall immediately notify the City Historic  
16 Preservation Officer and document the conditions and actions the owner took.

17 2) If temporary structural supports are necessary, the owner shall  
18 make all reasonable efforts to prevent further damage to historic resources.

19 3) The owner shall not remove historic building materials from the  
20 site as part of the emergency response.

21 4) In consultation with the City Historic Preservation Officer and  
22 staff, the owner shall adopt and implement a long-term plan to address any damage through  
23 appropriate solutions.

1           Section 3. Incentives. The following incentives are granted on the features or  
2 characteristics of Ingraham High School that were designated by the Board for preservation:

3           A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by  
4 means of an administrative conditional use permit issued under SMC Title 23.

5           B. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle  
6 Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable  
7 provisions.

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

10          D. Reduction or waiver, under certain conditions, of minimum accessory off-street  
11 parking requirements for uses permitted in a designated landmark structure may be permitted  
12 under SMC Title 23.

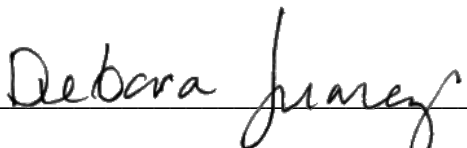
13          Section 4. Enforcement of this ordinance and penalties for its violation are as provided in  
14 SMC 25.12.910.

15          Section 5. Ingraham High School is added alphabetically to Section IV, Schools, of the  
16 Table of Historical Landmarks contained in SMC Chapter 25.32.

17          Section 6. The City Clerk is directed to record a certified copy of this ordinance with the  
18 King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy  
19 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed  
20 to provide a certified copy of this ordinance to the Ingraham High School's owner.

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 19th day of July, 2022,  
5 and signed by me in open session in authentication of its passage this 19th day of  
6 July, 2022.

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

9  Approved /  returned unsigned /  vetoed this 27th day of July, 2022.

10   
11 Bruce A. Harrell, Mayor

12 Filed by me this 27th day of July, 2022.

13   
14 Elizabeth M. Adkisson, Interim City Clerk

15 (Seal)

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20 Attachments: