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CITY OF SEATTLE
ORDINANCE 127083
COUNCIL BILL 120562

AN ORDINANCE relating to historic preservation; imposing controls upon former Fire Station 26, 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 March 2, 2022, voted to approve the nomination of the improvement located at 8201 10th Avenue S and the site on which the improvement is located (which are collectively referred to as “Fire Station 26”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 6, 2022, the Board voted to approve the designation of Fire Station 26 under SMC Chapter 25.12; and

WHEREAS, on August 17, 2022, the Board and Fire Station 26’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 the improvement located at 8201 10th

1 Avenue S and the site on which the improvement is located (which are collectively referred to as
2 “Fire Station 26”) is acknowledged.

3 A. Legal Description. Fire Station 26 is located on the property legally described as:

4 Lots 1, 2, 3, and 4 in Block 3 of River Park Addition to King County, according to the
5 Plat recorded in Volume 7 of Plats, Page 41, in King County, Washington.

6 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
7 designated the following specific features or characteristics of Fire Station 26:

8 1. The site.

9 2. The exterior of the 1920 building (including the portion that is now part of the
10 contemporary addition’s interior).

11 C. Basis of Designation. The designation was made because Fire Station 26 is more than
12 25 years old; has significant character, interest, or value as a part of the development, heritage, or
13 cultural characteristics of the City, state, or nation; has integrity or the ability to convey its
14 significance; and satisfies the following SMC 25.12.350 provisions:

15 1. It is associated in a significant way with a significant aspect of the cultural,
16 political, or economic heritage of the community, City, state or nation (SMC 25.12.350.C).

17 2. It embodies the distinctive visible characteristics of an architectural style, or
18 period, or of a method of construction (SMC 25.12.350.D).

19 Section 2. Controls. The following controls are imposed on the features or characteristics
20 of Fire Station 26 that were designated by the Board for preservation:

21 A. Certificate of Approval Process.

22 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
23 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
24 25.12, or the time for denying a Certificate of Approval must have expired, before the owner

1 may make alterations or significant changes to the features or characteristics of Fire Station 26
2 that were designated by the Board for preservation.

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

4 a. Any in-kind maintenance or repairs of the features or characteristics of
5 Fire Station 26 that were designated by the Board for preservation.

6 b. Removal of trees less than 6 inches in diameter measured 4-1/2 feet
7 above ground.

8 c. Removal of mature trees that are not included in any of the following
9 categories:

10 1) Significant to the property's history or design, as outlined in the
11 nomination application.

12 2) A designated Heritage Tree on the City of Seattle/Plant
13 Amnesty list.

14 3) An Exceptional Tree per City of Seattle regulations.

15 d. Planting of new trees in locations that will never obscure the view of
16 designated features of the landmark, or physically undermine a built feature of the landmark.

17 e. Planting or removal of shrubs, perennials, or annuals, in locations that
18 will never obscure the view of designated features of the landmark, or physically undermine a
19 built feature of the landmark.

20 f. Installation, removal, or alteration of the following site furnishings:
21 benches, chairs, tables, swings, movable planters, trash/recycling receptacles, and bike racks.

22 g. Installation, removal, or alteration (including repair) of underground
23 irrigation and underground utilities, provided that the site is restored in kind.

- 1 h. Repaving and restriping of existing asphalt paved areas.
- 2 i. Installation, removal, or alteration of curbs, bollards, wheelstops, or
- 3 electric vehicle charging receptacles in the existing parking area.
- 4 j. Installation, removal, or alteration of signage for accessibility
- 5 compliance, and other signage as required by City code. Sign locations will not obscure
- 6 architectural features, and will be attached in a manner that is easily repairable. Fasteners must
- 7 be located within joints when mounted on masonry.
- 8 k. Installation or removal of interior, temporary window shading devices
- 9 that are operable and do not obscure the glazing when in the open position.
- 10 l. Demolition of non-historic building additions, provided associated
- 11 alterations or changes to the Landmark are addressed per subsection 2.B.3.1 of this ordinance.
- 12 m. Minor alterations or changes to non-historic building additions,
- 13 provided they do not increase the footprint or height of that portion of the building.
- 14 n. Installation and removal of the following temporary outdoor
- 15 installations: special event tents, tables, chairs, and games.
- 16 o. Installation and removal of temporary artwork and signage. Such
- 17 installations shall be considered temporary if they:
- 18 1) Can be removed without changing the building exterior or site
- 19 and without requiring repair; and
- 20 2) Remain in place for no more than 60 days.

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

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

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

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

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

16 3. CHPO approval of alterations or significant changes to the features or
17 characteristics of Fire Station 26 that were designated by the Board for preservation is available
18 for the following:

19 a. The installation, removal, or alteration of ducts, conduits, HVAC vents,
20 grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters,
21 or other similar mechanical, electrical, and telecommunication elements necessary for the normal
22 operation of the building or site.

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

3 c. Removal of trees more than 6 inches in diameter measured 4-1/2 feet
4 above ground, when identified as a hazard by an International Society of Arboriculture (ISA)
5 Certified Arborist, and not already excluded from review in subsection 2.A.2.c of this ordinance.

6 d. Installation, removal, or alterations to fences, gates, and barriers.

7 e. Signage other than signage excluded in subsections 2.A.2.j and 2.A.2.o
8 of this ordinance.

9 f. Installation, removal, or alteration of improvements for safety, or
10 accessibility compliance.

11 g. Installation, removal, or alteration of fire and life safety equipment.

12 h. Installation, removal, or alteration of painted murals and other art
13 installations located on the site, building exterior, or designated portions of the building interior,
14 other than those excluded in subsection 2.A.2.o of this ordinance.

15 i. Installation of photovoltaic panels on a building rooftop.

16 j. Changes to paint colors for any previously painted features or
17 characteristics of the landmark that were designated by the Board for preservation.

18 k. Replacement of non-historic doors and windows within original
19 openings, when the staff determines that the design intent is consistent with the *Secretary of*
20 *Interior's Standards for Rehabilitation*.

21 l. Alterations or changes to designated features of the landmark when
22 associated with demolition of adjacent non-historic building additions.

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

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

6 Section 5. Fire Station 26 is added alphabetically to Section V, Firehouses, of the Table of
7 Historical Landmarks contained in SMC Chapter 25.32.

8 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
9 King County Recorder’s Office, deliver two certified copies to the CHPO, and deliver one copy
10 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
11 to provide a certified copy of this ordinance to Fire Station 26’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 17th day of September, 2024,
5 and signed by me in open session in authentication of its passage this 17th day of
6 September, 2024.

7 

8 President _____ of the City Council

Approved / returned unsigned / vetoed this 23rd day of September, 2024.

9 

10 Bruce A. Harrell, Mayor

11 Filed by me this 24th day of September, 2024.

12 

13 Scheereen Dedman, City Clerk

14 (Seal)

15 Attachments: