

CITY OF SEATTLE
ORDINANCE 126829
COUNCIL BILL 120564

AN ORDINANCE relating to historic preservation; imposing controls upon Magnolia Elementary 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 June 3, 2015, voted to approve the nomination of the improvement located at 2418 28th Avenue W and the site on which the improvement is located (which are collectively referred to as “Magnolia Elementary School”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on July 15, 2015, the Board voted to approve the designation of Magnolia Elementary School under SMC Chapter 25.12; and

WHEREAS, on February 16, 2022, the Board and Magnolia Elementary 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,

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

2 Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation
3 by the Landmarks Preservation Board (“Board”) of the improvement located at 2418 28th Avenue
4 W and the site on which the improvement is located (which are collectively referred to as
5 “Magnolia Elementary School”) is acknowledged.

6 A. Legal Description. Magnolia Elementary School is located on the property legally
7 described as:

8 Block 24, Arlington Heights Addition to the City of Seattle according to the plat thereof
9 recorded in Volume 1 of Plats at page 243, Records of King County, Washington.
10 Together with the west one-half of 27th Avenue West as vacated by ordinance #59150.

11 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board
12 designated the following specific features or characteristics of Magnolia Elementary School:

13 1. The site.

14 2. The exteriors of the 1927 building, and 1931 and 1940 additions.

15 3. The following portions of the interior: the meeting room / cafeteria; the first
16 floor central entry hall; the bookroom; the remaining original classrooms; the hallway doors and
17 light fixtures; and the four stairways.

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

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

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

1 3. Because of its prominence of spatial location, contrasts of siting, age, or scale,
2 it is an easily identifiable visual feature of its neighborhood or the City and contributes to the
3 distinctive quality or identity of such neighborhood or the City (SMC 25.12.350.F).

4 Section 2. Controls. The following controls are imposed on the features or characteristics
5 of Magnolia Elementary School that were designated by the Board for preservation:

6 A. Certificate of Approval Process.

7 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
8 owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter
9 25.12, or the time for denying a Certificate of Approval must have expired, before the owner
10 may make alterations or significant changes to the features or characteristics of Magnolia
11 Elementary School that were designated by the Board for preservation.

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

13 a. Any in-kind maintenance or repairs of the features or characteristics of
14 Magnolia Elementary School that were designated by the Board for preservation.

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

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

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

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

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

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

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

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

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

10 h. Repaving and restriping of existing asphalt paved areas.

11 i. Installation, removal, or alteration of play equipment in existing outdoor
12 play areas.

13 j. Installation, removal, or alteration of signage for accessibility
14 compliance, school safety, and other signage as required by City code or Seattle Public Schools
15 safety signage for playgrounds; e.g., “No Guns” or “No Trespassing.”

16 k. Installation, removal, or alteration of a building identification sign
17 defined by the following criteria:

- 18 1) The sign shall be freestanding on the site.
- 19 2) The sign shall not be attached to built historic features.
- 20 3) The sign location shall not obscure the view of designated
21 features of the buildings or site.
- 22 4) The sign’s content may include the building name, street
23 address, and logo associated with the school’s identity.

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

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

10 3. CHPO approval of alterations or significant changes to the features or
11 characteristics of Magnolia Elementary School that were designated by the Board for
12 preservation is available for the following:

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

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

19 c. Installation of new single-story portable classrooms or a storage shed.

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

23 e. Installation, removal, or alterations to fences, gates, and barriers.

1 f. Signage other than signage excluded in subsections 2.A.2.j and 2.A.2.k
2 of this ordinance.

3 g. Installation, removal, or alteration of improvements for safety or
4 accessibility compliance.

5 h. Installation, removal, or alteration of fire and life safety equipment.

6 i. Installation, removal, or alteration of painted murals and other art
7 installations located on features or characteristics of the landmark that were designated by the
8 Board for preservation, other than those excluded in subsection 2.A.2.o of this ordinance.

9 j. Installation, removal, or alteration of new learning gardens or play areas,
10 including expansions of their existing areas.

11 k. Installation, removal, or alteration of garden logs and boulders for
12 outdoor seating, and other landscape features or accessories.

13 l. Alterations or changes to interior features or characteristics of the
14 landmark that were designated by the Board for preservation.

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

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

18 o. 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 the*
20 *Interior's Standards for Rehabilitation*.

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

1 q. Emergency repairs or measures (including immediate action to secure
2 the area, install temporary equipment, and employ stabilization methods as necessary to protect
3 the public’s safety, health, and welfare) to address hazardous conditions with adverse impacts to
4 the buildings or site as related to a seismic or other unforeseen event. Following such an
5 emergency, the owner shall adhere to the following:

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

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

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

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

15 Section 3. Incentives. The following incentives are granted on the features or
16 characteristics of Magnolia Elementary School that were designated by the Board for
17 preservation:

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

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

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

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


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

8 Section 5. Magnolia Elementary School is added alphabetically to Section IV, Schools, of
9 the Table of Historical Landmarks contained in SMC Chapter 25.32.

10 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
11 King County Recorder’s Office, deliver two certified copies to the CHPO, and deliver one copy
12 to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed
13 to provide a certified copy of this ordinance to Magnolia Elementary 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 23rd day of May, 2023,
5 and signed by me in open session in authentication of its passage this 23rd day of
6 May, 2023.

7 

8 President Pro Tem of the City Council

9 Approved / returned unsigned / vetoed this 1st day of June, 2023.

10 

11 Bruce A. Harrell, Mayor

12 Filed by me this 1st day of June, 2023.

13 

14 Anne Frantilla, Interim City Clerk

15 (Seal)

16 Attachments: