



SEATTLE CITY COUNCIL

Legislative Summary

CB 119141

Record No.: CB 119141

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125486

In Control: City Clerk

File Created: 09/11/2017

Final Action: 12/08/2017

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Campbell Building, 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: Herbold

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

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	09/19/2017	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	09/20/2017	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	11/08/2017	sent for review	Civil Rights, Utilities, Economic Development, and Arts Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Civil Rights, Utilities, Economic Development, and Arts Committee						

Notes:

- 1 Full Council 11/20/2017 referred Civil Rights, Utilities, Economic Development, and Arts Committee
- 1 Civil Rights, Utilities, Economic Development, and Arts Committee 11/28/2017 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 2 Chair Herbold, Member O'Brien
Opposed: 0
- 1 Full Council 12/04/2017 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 8 Councilmember Bagshaw, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 12/06/2017 submitted for Mayor Mayor's signature
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 12/08/2017 Signed
- 1 Mayor 12/08/2017 returned City Clerk
- 1 City Clerk 12/08/2017 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE

ORDINANCE 125486

COUNCIL BILL 119141

AN ORDINANCE relating to historic preservation; imposing controls upon the Campbell Building, 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 February 15, 2017, voted to approve the nomination of the improvement located at 4554 California Avenue SW (the “Campbell Building”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on April 5, 2017, the Board voted to approve the designation of the Campbell Building under SMC Chapter 25.12; and

WHEREAS, on August 16, 2017, the Board and the Campbell Building’s owner agreed to controls and incentives; 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 4554 California Avenue SW (the “Campbell Building”) is acknowledged.

1 A. Legal Description. The Campbell Building is on the property legally described as:

2 All of Lot 23 and that portion of Lot 24 lying north of a line 40 feet north of and
3 parallel with the center line of West Alaska Street, all in Block 49, the Boston
4 Company's Plat of West Seattle, according to the Plat recorded in Volume 3 of
5 Plats, Page 19, records of King County, Washington.

6 B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the
7 Board designated the following specific features or characteristics of the Campbell Building: the
8 exterior of the building.

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

13 1. It is associated in a significant way with the life of a person important in
14 the history of the City, state, or nation (SMC 25.12.350.B);

15 2. It is associated in a significant way with a significant aspect of the
16 cultural, political, or economic heritage of the community, City, state, or nation (SMC
17 25.12.350.C);

18 3. It embodies the distinctive visible characteristics of an architectural style,
19 or period, or of a method of construction (SMC 25.12.350.D); and

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

23 Section 2. Controls: The following controls are imposed on the features or characteristics
24 of the Campbell Building 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
3 ordinance, the owner must obtain a Certificate of Approval issued by the Board according to
4 SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before
5 the owner may make alterations or significant changes to the following specific features or
6 characteristics: the exterior of the building.

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

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

10 b. Change of tenant signage text, if it is consistent with an approved
11 building signage plan.

12 B. City Historic Preservation Officer Approval Process.

13 1. The City Historic Preservation Officer (CHPO) may review and approve
14 alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of
15 this ordinance according to the following procedure:

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

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

22 2. If the CHPO does not approve the alterations or significant changes, the
23 owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of

1 Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's
2 request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely
3 transmit a written decision constitutes approval of the request.

4 3. CHPO approval of alterations or significant changes to the features or
5 characteristics listed in subsection 2.A.1 of this ordinance is available for the following:

6 a. For the specified features and characteristics of the building, the
7 installation, alteration, or elimination of fire escapes, ducts, conduits, HVAC vents, grills, pipes,
8 utility connections, gutters and downspouts, and other similar mechanical, electrical, and
9 plumbing elements necessary for the normal operation of the building.

10 b. Installation, alteration, or removal of exterior signage.

11 c. Installation, alteration, or removal of exterior awnings.

12 d. Installation, alteration, or removal of exterior security lighting and
13 related equipment.

14 Section 3. Incentives. The following incentives are granted on the features or
15 characteristics of the Campbell Building that were designated by the Board for preservation:

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

18 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
19 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized
20 according to the applicable provisions.

21 C. 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 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. The Campbell Building is added alphabetically to Section II, Buildings, of the
7 Table of 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 Director of Records and Elections, deliver two certified copies to the CHPO, and
10 deliver one copy to the Director of the Seattle Department of Construction and Inspections. The
11 CHPO is directed to provide a certified copy of this ordinance to the Campbell Building's owner.

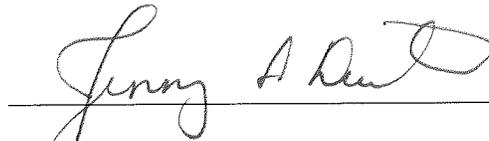
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 4th day of December, 2017,
5 and signed by me in open session in authentication of its passage this 4th day of
6 December, 2017.

7 

8 President _____ of the City Council

9 Approved by me this 8th day of December, 2017.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 8th day of December, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)