



SEATTLE CITY COUNCIL

Legislative Summary

CB 119422

Record No.: CB 119422

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125744

In Control: City Clerk

File Created: 11/14/2018

Final Action: 12/20/2018

Title: AN ORDINANCE relating to historic preservation; imposing controls upon the Edris Nurses Home, 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: Bagshaw

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

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	11/27/2018	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	11/27/2018	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	11/29/2018	sent for review	Finance and Neighborhoods Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee						
	Notes:						
1	City Council	12/03/2018	referred	Finance and Neighborhoods Committee			

- 1 Finance and Neighborhoods Committee 12/12/2018 pass Pass
Action Text: The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 2 Chair Bagshaw, Member Harrell
Opposed: 0
- 1 City Council 12/17/2018 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 6 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember O'Brien
Opposed: 0
- 1 City Clerk 12/19/2018 submitted for Mayor
Mayor's signature
- 1 Mayor 12/20/2018 Signed
- 1 Mayor 12/20/2018 returned City Clerk
- 1 City Clerk 12/20/2018 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
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CITY OF SEATTLE

ORDINANCE 125744

COUNCIL BILL 119422

AN ORDINANCE relating to historic preservation; imposing controls upon the Edris Nurses Home, 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 April 4, 2018, voted to approve the nomination of the improvement located at 2120 1st Avenue North and a portion of the site on which the improvement is located (which are collectively referred to as the “Edris Nurses Home”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 16, 2018, the Board voted to approve the designation of the Edris Nurses Home under SMC Chapter 25.12; and

WHEREAS, on August 1, 2018, the Board and the Edris Nurses Home’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 2120 1st Avenue
4 North and a portion of the site on which the improvement is located (which are collectively
5 referred to as the “Edris Nurses Home”) is acknowledged.

6 A. Legal Description. The Edris Nurses Home is located on the property legally
7 described as:

8 Parcel A of City of Seattle Short Subdivision 77-96, recorded December 13, 1977 under
9 Recording Number 7712130694, as amended by document recorded January 31, 1978
10 under Recording Number 7801311074, in King County, Washington.

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

13 1. A portion of the site enclosed by the north, west, and east boundaries of
14 the property, and the south edge of the easement recorded December 13, 1977 under Recording
15 Number 7712130694, as amended by document recorded January 31, 1978 under Recording
16 Number 7801311074, in King County Washington.

17 2. The exterior of the building.

18 C. Basis of Designation. The designation was made because the Edris Nurses Home
19 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
23 cultural, political, or economic heritage of the community, City, state, or nation (SMC
24 25.12.350.C).

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

3 Section 2. Controls. The following controls are imposed on the features or characteristics
4 of the Edris Nurses Home that were designated by the Board for preservation:

5 A. Certificate of Approval Process.

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

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

12 a. Any in-kind maintenance or repairs of the features or
13 characteristics of the Edris Nurses Home that were designated by the Board for preservation.

14 b. Removal and replacement of the following landscape elements:
15 trees less than 8 inches in diameter measured 4 1/2 feet above ground; shrubs; perennials; and
16 annuals.

17 c. Installation, removal, or alteration (including repair) of
18 underground irrigation and underground utilities, provided that the site is restored in kind.

19 d. Installation, removal, or alteration of the following site furnishings:
20 benches, movable planters, trash/recycling receptacles, and bike racks.

21 e. Installation or removal of interior, temporary window shading
22 devices that are operable and therefore do not obscure the glazing when in the open position.

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

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

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

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

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

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

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

22 b. Installation, removal, or alterations of exterior light fixtures,
23 exterior security lighting, and security system equipment.

1 c. Removal of trees more than 8 inches in diameter measured 4 1/2
2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA)
3 Certified Arborist.

4 d. Installation, removal, or alteration of exterior building and site
5 signage.

6 e. Installation of improvements for safety or accessibility compliance.

7 f. Installation of fire and life safety equipment.

8 g. Changes to exterior paint colors when painting a previously
9 painted material.

10 h. Replacement of windows with in-kind sashes and frames, utilizing
11 an insulated glass assembly, following submission and staff review of the following: a detailed
12 condition survey of all windows, exploration of the rehabilitation of existing windows, and
13 explanation of why rehabilitation is not feasible.

14 Section 3. Incentives. The following incentives are granted on the features or
15 characteristics of the Edris Nurses Home 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, adopted
19 by SMC Chapter 22.100, and the Seattle Energy Code, adopted by SMC Chapter 22.700, may be
20 authorized according to the applicable provisions.

21 C. Special tax valuation for historic preservation may be available under chapter
22 84.26 RCW 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.

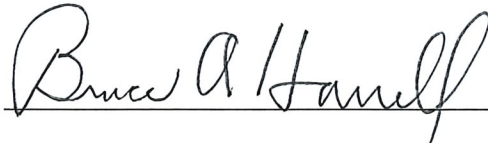
4 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
5 SMC 25.12.910.

6 Section 5. The Edris Nurses Home 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 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 the Edris Nurses Home's owner.

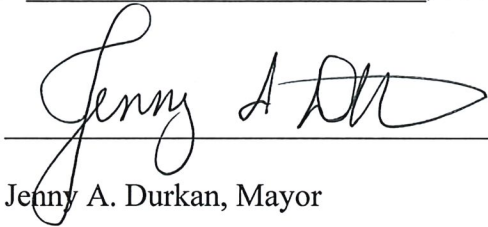
1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 17th day of December, 2018,
5 and signed by me in open session in authentication of its passage this 17th day of
6 December, 2018.


7 

8 President _____ of the City Council

9 Approved by me this 20th day of December, 2018.

10 
11 Jenny A. Durkan, Mayor

12 Filed by me this 20th day of December, 2018.

13 
14 Monica Martinez Simmons, City Clerk

15 (Seal)

