



Legislation Details (With Text)

File #:	CB 118447	Version:	1	Name:	CB 118447
Type:	Ordinance (Ord)	Status:	Passed	In control:	City Clerk
On agenda:	11/30/2015				
Final Action:	12/4/2015	Ord. No.	Ord 124933		
Title:	AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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.				
Sponsors:	Sally Bagshaw				
Indexes:					
Attachments:	1. Summary and Fiscal Note, 2. Summary Ex A - Town Hall Landmark Designation Map, 3. Landmarks Preservation Board - Report on Designation, 4. Town Hall Seattle Photos, 5. Landmark Preservation Presentation (11/19/15), 6. Signed Ord 124933, 7. Recorded Ord 124933				

Date	Ver.	Action By	Action	Result
12/4/2015	1	City Clerk	attested by City Clerk	
12/4/2015	1	Mayor	Signed	
12/4/2015	1	Mayor	returned	
12/2/2015	1	City Clerk	submitted for Mayor's signature	
11/30/2015	1	City Council	passed	Pass
11/19/2015	1	Seattle Public Utilities and Neighborhoods Committee	pass	Pass
7/20/2015	1	City Council	referred	
7/1/2015	1	Council President's Office	sent for review	
6/30/2015	1	City Clerk	sent for review	
6/30/2015	1	Mayor	Mayor's leg transmitted to Council	

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon Town Hall Seattle (former Fourth Church of Christ, Scientist), 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 September 19, 2012, voted to approve the nomination of the improvement located at 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the “Town Hall Seattle (former Fourth Church of Christ, Scientist)” for the purposes of this ordinance) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 7, 2012, the Board voted to approve the designation of Town Hall Seattle (former Fourth Church of Christ, Scientist) under SMC Chapter 25.12; and

WHEREAS, on October 1, 2014, the Board and the owner of the designated landmark 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: Pursuant to Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 1119 Eighth Avenue and the site on which the improvement is located (which collectively are referred to as the “Town Hall Seattle (former Fourth Church of Christ, Scientist)” for the purposes of this ordinance) is hereby acknowledged.

A. Legal Description. Town Hall Seattle (former Fourth Church of Christ, Scientist) is located on the property legally described as:

Lots 2 and 3, Block 52, A.A. Denny’s Plat of an Extension to Terry’s 1st Addition to the City of Seattle, according to the plat thereof recorded in Volume 1 of plats, page 86, in King County, Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) are designated:

1. The exterior of the building;

2. The following interior features: the entry vestibule and lobby on the Second Floor/Foyer Level; the NE and SE stairwell systems between the second floor and the auditorium; and the auditorium space; and
3. The site on which Town Hall Seattle (former Fourth Church of Christ, Scientist) is located.

C. Basis of Designation. The designation was made because Town Hall Seattle (former Fourth Church of Christ, Scientist) is more than 25 years old, has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, has integrity or the ability to convey its significance, and satisfies the following from SMC 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction (SMC 25.12.350.D).
2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or City and contributes to the distinctive quality or identity of such neighborhood or the City (SMC 25.12.350.F).

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the building;
 - b. The following interior features: the entry vestibule and lobby on the Second Floor/Foyer

Level; the NE and SE stairwell systems between the second floor and the auditorium; and the auditorium space; and

- c. The site on which Town Hall Seattle (former Fourth Church of Christ, Scientist) is located.

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

- a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection 2.A.1.
- b. The installation of interior signage required by code, such as accessible wayfinding signage, restroom signage, Fire Department access signage, and egress signage.
- c. The installation of furniture (i.e., ticketing desk, sound booth, audio/visual cabinets, etc.), as long as the method of attachment is removable and repairable to original condition.
- d. The installation of exterior temporary banners or signs for exhibitions, programs, or events based on a signage plan approved by the Landmarks Preservation Board.
- e. The installation, removal, or alteration of the following landscape elements: shrubs, perennials, and annuals.

B. City Historic Preservation Officer Approval Process.

- 1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the

Board.

- c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.
2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.
3. CHPO approval of alterations or significant changes to the features or characteristics listed in subsection 2.A.1 is available for the following:
 - a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
 - b. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.
 - c. The alteration or replacement of interior flooring and carpeting.
 - d. Interior painting.
 - e. The installation, alteration, or removal of interior lighting and audio/visual equipment with the understanding that the installation is done in such a way that it can be removed in the future. If equipment is removed, the following repair techniques will be utilized. For holes less than two inches in diameter, the plaster will be patched. For holes over two inches in diameter, the plaster around the hole will be back cut around the edges to form a key. Mesh backing will be inserted and a scratch coat will be built out, followed by a brown coat, then a finish coat to make the repaired area flush with the adjacent wall surfaces. Prime and paint to match adjacent surfaces.

- f. The installation, alteration, or removal of signage not already excluded in subsections 2.A.2.b and 2.A.2.d.
- g. The installation of a sound separation enclosure in the SE & NE stairwell.
- h. Alterations to the central stair to the auditorium.
- i. The installation of a green roof that is not visible from the public right of way.
- j. The alteration, removal, and replacement of existing non-historic elevator, elevator shaft, and enclosure.
- k. The alteration, removal, and replacement of the non-historic canopy on the northwest corner of the building.

Section 3. INCENTIVES: The following incentives are hereby granted on the features or characteristics of Town Hall Seattle (former Fourth Church of Christ, Scientist) that were designated by the Board for preservation:

- A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.
- B. Special tax valuation for historic preservation may be available under RCW Chapter 84.26 upon application and compliance with the requirements of that statute.
- C. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

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

Section 5. Town Hall Seattle (former Fourth Church of Christ, Scientist) is hereby added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Director of Records and Elections, deliver two certified copies to the CHPO, and deliver one copy to the

Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

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

Passed by the City Council the ____ day of _____, 2015, and
signed by me in open session in authentication of its passage this
____ day of _____, 2015.

President _____ of the City Council

Approved by me this ____ day of _____, 2015.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2015.

Monica Martinez Simmons, City Clerk

(Seal)