

Ordinance No. 123296

*SIXTH CHURCH SCIENTIST*

# The City of Seattle – Legislative Department

Council Bill No. 116837

Council Bill/Ordinance sponsored by: *Samuel Adams*

AN ORDINANCE relating to historic preservation, imposing controls upon the (former) Sixth 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.

## Committee Action:

Date	Recommendation	Vote
<i>04/28/10</i>	<i>APPROVE 2-0</i>	<i>CL, SB</i>

### Related Legislation File:

Date Introduced and Referred: <i>4.12.10</i>	To: (committee): <i>Built Environment</i>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <i>5.10.10</i>	Date Presented to Mayor: <i>5.11.10</i>
Date Signed by Mayor: <i>May 13, 2010</i>	Date Returned to City Clerk: <i>May 14, 2010</i>
Published by Title Only <input type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text <input checked="" type="checkbox"/>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

This file is complete and ready for presentation to Full Council.

## Full Council Action:

Date	Decision	Vote
<i>5.10.10</i>	<i>Passed</i>	<i>7-0 Excused: TS, TR</i>

*Law Department*

ORDINANCE 123296

AN ORDINANCE relating to historic preservation, imposing controls upon the (former) Sixth 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 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 (the Board), after a public meeting on July 1, 2009, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 2656 42nd Avenue SW in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 5, 2009, the Board voted to approve the designation of the (former) Sixth Church of Christ, Scientist under SMC Chapter 25.12; and

WHEREAS, on November 4, 2009, 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 SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of both the improvement (the building) and the parcel of property located at 2656 42<sup>nd</sup> Avenue SW in Seattle, which improvement and property are



1 collectively referred to as the (former) Sixth Church of Christ, Scientist for the purposes of this  
2 ordinance, is hereby acknowledged.

3 A. Legal Description. The (former) Sixth Church of Christ, Scientist is located on the  
4 property legally described as:

5 Lots 22, 23 and 24, Block 7, Plat of West Seattle by U.R. Niesz & Ada B. Niesz,  
6 according to the Plat thereof, recorded in Volume 9 of Plats, page 10, records of  
7 King County, Washington.  
8

9  
10 B. Specific Features and/or Characteristics Designated. Pursuant to SMC  
11 25.12.660.A.2, the following specific features and/or characteristics of the (former) Sixth Church  
12 of Christ, Scientist are designated:

- 13 1. The exterior of the building.  
14  
15 2. The interior of the first floor foyer of the building, including the ramps.  
16  
17 3. The site.

18 C. Basis of Designation. The designation was made because the (former) Sixth  
19 Church of Christ, Scientist has significant character, interest or value as a part of the  
20 development, heritage or cultural characteristics of the City, state or nation, it has integrity or the  
21 ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

- 22 1. It embodies the distinctive visible characteristics of an architectural style, period,  
23 or of a method of construction (SMC 25.12.350.D).  
24  
25 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).  
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- 1           3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
2           an easily identifiable visual feature of its neighborhood or the City and contributes  
3           to the distinctive quality or identity of such neighborhood or the City (SMC  
4           25.12.350.F).

5           Section 2. CONTROLS: The following controls are hereby imposed on the features and  
6           characteristics of the (former) Sixth Church of Christ, Scientist that were designated by the Board  
7           for preservation:

8           A.     Certificate of Approval Process.

- 9           1. Except as provided in Section 2.A.2 and Section 2.B of this ordinance, the owner  
10           must obtain a Certificate of Approval issued by the Board pursuant to SMC  
11           Chapter 25.12, or the time for denying a Certificate of Approval must have  
12           expired, before the owner may make alterations or significant changes to the  
13           following specific features or characteristics:  
14           a. The exterior of the improvement (the building).  
15           b. The interior of the first floor foyer of the building, including the ramps.  
16           c. The site.
- 17           2. No Certificate of Approval is required for the following:  
18           a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.  
19           b. Installation, removal, or alteration of the following landscape elements: trees  
20           less than eight inches (8 inches) in diameter measured four and one half feet  
21           (4 ½ feet) above ground, shrubs, perennials, and annuals.  
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- c. Installation, removal, or alteration of temporary site furnishings, including benches, movable planter boxes, and movable water features.
- d. Installation, removal, or alteration of floor coverings that do not damage the existing floor in the foyer.
- e. Installation, removal, or alteration of temporary interior window coverings.
- f. Removal or alteration of non-original light fixtures in the foyer.
- g. Alterations to paint color for the painted wall surfaces in the foyer.

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

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:
  - a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.
  - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC Chapter 25.12, the alterations shall be approved without further action by the Board.
  - c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.



- 1           2. The CHPO shall transmit a written decision on the owner's request to the owner  
2           within 14 days of receipt of the request. Failure of the CHPO to approve or  
3           disapprove the request shall constitute approval of the request.
- 4           3. CHPO approval for changes or alterations to the designated features or  
5           characteristics of the landmark described in Section 2.A.1 of this Ordinance, is  
6           available for the following:
  - 7           a. The addition or elimination of duct conduits, HVAC vents, grilles, fire  
8           escapes, pipes, and other similar wiring or mechanical elements necessary for  
9           the normal operation of the building.
  - 10           b. Removal of hazardous trees more than eight inches (8 inches) in diameter  
11           measured four and one half feet (4 ½ feet) above ground.
  - 12           c. Installation, removal, or alterations of exterior light fixtures, including exterior  
13           security lighting, and security system equipment.
  - 14           d. Installation, removal, or alterations of non-illuminated exterior signage less  
15           than six square feet in area.
  - 16           e. Installation, removal, or alterations of City code-required doors on the north  
17           and east elevations of the building.
  - 18           f. Installation, removal, or alterations of exterior door hardware.
  - 19           g. Installation, removal, or alterations of railings, decking, planters and garden  
20           equipment on the roof.
  - 21           h. Alterations to the existing metal fencing, gates, and handrails on the site.



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3 Section 3. INCENTIVES: The following incentives are hereby granted on the features  
4 and characteristics of the (former) Sixth Church of Christ, Scientist that were designated by the  
5 Board for preservation:

6  
7 A. Uses not otherwise permitted in a zone may be authorized in a designated  
8 Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal  
9 Code Title 23.

10 B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter  
11 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
12 the applicable provisions thereof.

13 C. Special tax valuation for historic preservation may be available under Chapter  
14 84.26 RCW upon application and compliance with the requirements of that statute.

15  
16 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in  
17 SMC 25.12.910.

18  
19 Section 5. The (former) Sixth Church of Christ, Scientist is hereby added to the Table of  
20 Historical Landmarks contained in SMC Chapter 25.32.

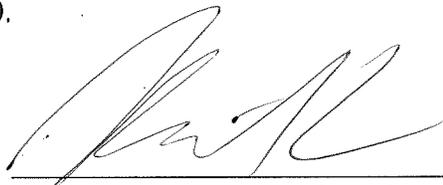
21 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
22 King County Director of Records and Elections, deliver two certified copies to the City Historic  
23 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
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1 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
2 owner of the landmark.

3 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after  
4 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
5 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

6 Passed by the City Council the 10<sup>th</sup> day of May, 2010, and  
7 signed by me in open session in authentication of its passage this  
8 10<sup>th</sup> day of May, 2010.

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11   
12 President \_\_\_\_\_ of the City Council

13 Approved by me this 13<sup>th</sup> day of May, 2010.

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16   
17 Michael McGinn, Mayor

18 Filed by me this 14<sup>th</sup> day of May, 2010.

19  
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21   
22 City Clerk

23 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Department of Neighborhoods	Elizabeth Chave/206-684-0380	Amy Williams/206-233-2651

**Legislation Title:**

AN ORDINANCE relating to historic preservation, imposing controls upon the (former) Sixth 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.

• **Summary of the Legislation:**

The attached legislation acknowledges the designation of the (former) Sixth Church of Christ, Scientist as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the (former) Sixth Church of Christ, Scientist to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

• **Background:**

The (former) Sixth Church of Christ, Scientist was built in 1929 and is located in the Admiral neighborhood of West Seattle. A Controls and Incentives Agreement (Agreement) has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the Agreement apply to the exterior of the building, the interior of the first floor foyer including the ramps, and the site but do not apply to the following: alterations to the remaining interior rooms, alterations to various landscape elements on the site, and any in-kind maintenance or repairs of the designated features.

• *Please check one of the following:*

  x   **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*

Attachments:

Exhibit A – Vicinity Map of the (former) Sixth Church of Christ, Scientist



Elizabeth Chave/jom  
DON, (former) Sixth Church of Christ, Scientist FISC Exhibit A  
March 5, 2010  
Version #1





# City of Seattle

Michael McGinn, Mayor

## Office of the Mayor

March 30, 2010

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the (former) Sixth Church of Christ, Scientist at 2656 42<sup>nd</sup> Avenue SW as a historic landmark, imposes controls, grants incentives and adds the (former) Sixth Church of Christ, Scientist to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The agreement includes landmark controls for the exterior of the building, the interior of the first floor foyer including the ramps, and the site. The following are excluded from the controls: alterations to the remaining interior rooms, alterations to various landscape elements, and any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Elizabeth Chave, Department of Neighborhoods at 206-684-0380.

Sincerely,

A handwritten signature in black ink, appearing to be 'M McGinn', followed by a horizontal line.

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



**Return Address:**

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



**20100525001156**

SEATTLE CITY C ORD 69.00  
PAGE-001 OF 008  
05/25/2010 15:29  
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

**Document Title(s) and corresponding number (or transaction contained therein)**

- 1. Ordinance 123296
- 2.

FILED  
CITY OF SEATTLE  
19 JUN 22 11:10:24  
CITY CLERK

**Reference Number(s) of Documents assigned or released:**

- 1. Additional reference #'s on page \_\_\_\_ of document

**Grantor(s)**

- 1. City of Seattle
- Additional names on page \_\_\_\_ of document.

**Grantee(s) (Last name first, then first name and initials)**

- 1. Public
- 2. Additional names on page \_\_\_\_ of document

**Legal description (abbreviated: i.e. lot, block, plat or section, township, range)**

Additional reference #'s on page \_\_\_\_ of document

**Assessor's Property Tax Parcel/Account Number**

- # \_\_\_\_\_
- Assessor Tax # not yet assigned.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_ Signature of Requesting Party

ORDINANCE 123296

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8 establishes a procedure for the designation and preservation of sites, improvements and  
9 objects having historical, cultural, architectural, engineering or geographic significance;  
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11 WHEREAS, the Landmarks Preservation Board (the Board), after a public meeting on July 1,  
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15 WHEREAS, after a public meeting on August 5, 2009, the Board voted to approve the  
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18 WHEREAS, on November 4, 2009, the Board and the owner of the designated landmark agreed  
19 to controls and incentives; and

20 WHEREAS, the Board recommends that the City Council enact a designating ordinance  
21 approving the controls and incentives;

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

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20 ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

- 21 1. It embodies the distinctive visible characteristics of an architectural style, period,  
22 or of a method of construction (SMC 25.12.350.D).
- 23 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
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- 1 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is  
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5 Section 2. CONTROLS: The following controls are hereby imposed on the features and  
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9 A. Certificate of Approval Process.

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

- 1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:
  - a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.
  - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC Chapter 25.12, the alterations shall be approved without further action by the Board.
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3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 2.A.1 of this Ordinance, is available for the following:
  - a. The addition or elimination 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. Removal of hazardous trees more than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground.
  - c. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment.
  - d. Installation, removal, or alterations of non-illuminated exterior signage less than six square feet in area.
  - e. Installation, removal, or alterations of City code-required doors on the north and east elevations of the building.
  - f. Installation, removal, or alterations of exterior door hardware.
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12 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to  
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22 Historical Landmarks contained in SMC Chapter 25.32.

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24 Section 6. The City Clerk is directed to record a certified copy of the ordinance with the  
25 King County Director of Records and Elections, deliver two certified copies to the City Historic  
26 Preservation Officer (CHPO), and deliver one copy to the Director of the Department of Planning  
27



Elizabeth Chave/jom  
DON, (former) Sixth Church of Christ, Scientist Landmark Designation ORD  
March 16, 2010  
Version #3

1 and Development. The CHPO is directed to provide a certified copy of the ordinance to the  
2 owner of the landmark.

3 Section 7. This ordinance shall take effect and be in force thirty (30) days from and after  
4 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
5 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.  
6

7 Passed by the City Council the 10<sup>th</sup> day of May, 2010, and  
8 signed by me in open session in authentication of its passage this

9 10<sup>th</sup> day of May, 2010.

10  
11   
12 President \_\_\_\_\_ of the City Council

13  
14 Approved by me this 13<sup>th</sup> day of May, 2010.

15  
16  
17 **State of Washington,**  
18 **County of King**

19   
20 Michael McGinn, Mayor

21 I, Janet Polata Filed by me this 14<sup>th</sup> day of May **certify that this is a true and correct**  
22 **copy of Ordinance No. 123296, on file in the records**  
23 Carol Shue

24 of the City \_\_\_\_\_  
25 (Seal) \_\_\_\_\_ City Clerk



26 signed by: \_\_\_\_\_  
27 Signature JPH  
28 Title: Information Specialist  
Date: May 19, 2010



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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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254997  
CITY OF SEATTLE, CLERKS OFFICE

No.

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

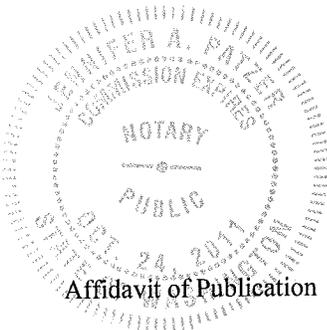
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123296 ORDINANCE

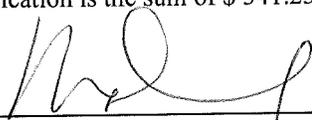
was published on

05/20/10

The amount of the fee charged for the foregoing publication is the sum of \$ 341.25, which amount has been paid in full.



Affidavit of Publication

  
\_\_\_\_\_  
Subscribed and sworn to before me on  
05/20/10   
\_\_\_\_\_  
Notary public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 123296

AN ORDINANCE relating to historic preservation, imposing controls upon the (former) Sixth 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 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 (the Board), after a public meeting on July 1, 2009, voted to approve the nomination of the improvement (the building) and the parcel of property on which the improvement is located at 2656 42nd Avenue SW in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on August 5, 2009, the Board voted to approve the designation of the (former) Sixth Church of Christ, Scientist under SMC Chapter 25.12; and

WHEREAS, on November 4, 2009, 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 SMC 25.12.660, the designation by the Landmarks Preservation Board (the Board) of both the improvement (the building) and the parcel of property located at 2656 42nd Avenue SW in Seattle, which improvement and property are collectively referred to as the (former) Sixth Church of Christ, Scientist for the purposes of this ordinance, is hereby acknowledged.

A. **Legal Description.** The (former) Sixth Church of Christ, Scientist is located on the property legally described as:

Lots 22, 23 and 24, Block 7, Plat of West Seattle by U.R. Niesz & Ada B. Niesz, according to the Plat thereof, recorded in Volume 9 of Plats, page 10, records of King County, Washington.

B. **Specific Features and/or Characteristics Designated.** Pursuant to SMC 25.12.660.A.2, the following specific features and/or characteristics of the (former) Sixth Church of Christ, Scientist are designated:

1. The exterior of the building.
2. The interior of the first floor foyer of the building, including the ramps.
3. The site.

C. **Basis of Designation.** The designation was made because the (former) Sixth Church of Christ, Scientist has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from SMC 25.12.350:

1. It embodies the distinctive visible characteristics of an architectural style, period, or of 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 the 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 and characteristics of the (former) Sixth Church of Christ, Scientist that were designated by the Board for preservation:

### A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 and Section 2.B of this ordinance, 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 improvement (the building).
- b. The interior of the first floor foyer of the building, including the ramps.
- c. The site.

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

- a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.
- b. Installation, removal, or alteration of the following landscape elements: trees less than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground, shrubs, perennials, and annuals.
- c. Installation, removal, or alteration of temporary site furnishings, including benches, movable planter boxes, and movable water features.
- d. Installation, removal, or alteration of floor coverings that do not damage the existing floor in the foyer.
- e. Installation, removal, or alteration of temporary interior window coverings.
- f. Removal or alteration of non-original light fixtures in the foyer.
- g. Alterations to paint color for the painted wall surfaces in the foyer.

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

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC Chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12, as provided in Section 2.A.

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 approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 2.A.1 of this Ordinance, is available for the following:

a. The addition or elimination 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. Removal of hazardous trees more than eight inches (8 inches) in diameter measured four and one half feet (4 ½ feet) above ground.

c. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment.

d. Installation, removal, or alterations of non-illuminated exterior signage less than six square feet in area.

e. Installation, removal, or alterations of City code-required doors on the north and east elevations of the building.

f. Installation, removal, or alterations of exterior door hardware.

g. Installation, removal, or alterations of railings, decking, planters and garden equipment on the roof.

h. Alterations to the existing metal fencing, gates, and handrails on the site.

Section 3. **INCENTIVES:** The following incentives are hereby granted on the features and characteristics of the (former) Sixth 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 issued pursuant to Seattle Municipal Code Title 25.

B. Exceptions to certain requirements of the Seattle Building Code, SMC Chapter 22.100, and the Energy Code of the City, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

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

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

Section 5. The (former) Sixth Church of Christ, Scientist is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of the ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer (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 thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of May, 2010, and signed by me in open session in authentication of its passage this 10th day of May, 2010.

Richard Conlin

President of the City Council

Approved by me this 13th day of May, 2010.

Michael McGinn, Mayor

Filed by me this 14th day of May, 2010.

Publication ordered by the City Clerk

Date of publication in the Seattle Daily Journal of Commerce, May 20, 2010.

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