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**Council Bill Number:** 116898

**Ordinance Number:** 123341

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

**Status:** Passed

**Note:** Children's Hospital Major Institution Master Plan

**Vote:** 9-0

**Date filed with the City Clerk:** 2010/07/16

**Date of Mayor's signature:** 2010/07/13 ([about the signature date](#))

**Date introduced/referred to committee:** 2010/06/28

**Committee:** Built Environment

**Sponsor:** CLARK

**Committee Recommendation:** Pass

**Index Terms:** NORTH-QUEEN-ANNE, HISTORIC-BUILDINGS-AND-SITES, LANDMARKS

**Fiscal Note:** [Fiscal Note to Council Bill No. 116898](#)

**Electronic Copy:** [PDF scan of Ordinance No. 123341](#)

**Reference:** Related: [Ordinance 123131](#)

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**Text:**

AN ORDINANCE relating to historic preservation, imposing controls upon the (former) Seventh 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 (Board), after a public meeting on May 6, 2009, voted to approve the nomination of the improvement (building) and the parcel of property on which the improvement is located at 2555 Eighth Avenue West in Seattle for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on June 17, 2009, the Board voted to approve the designation of the (former) Seventh Church of Christ, Scientist under SMC Chapter 25.12; and

WHEREAS, on December 16, 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 (Board) of both the improvement (the building) and the parcel of property located at 2555 Eighth Avenue West in Seattle, which improvement and property are collectively referred to as the (former) Seventh Church of Christ, Scientist for the purposes of this ordinance, is hereby acknowledged.

A. Legal Description. The (former) Seventh Church of Christ, Scientist is located on the property legally described as:~~The south 132 feet of the north 396 feet of the west 165 feet of the east 495 feet of the southeast 1/4 of the northwest 1/4 of Section 24, Township 25 north, Range 3 east, W.M.; except those portions thereof condemned in King County Superior Court Cause No. 71543, for street purposes, as provided by Ordinance No. 22602 of the City of Seattle; together with the south 10 feet of the north 406 feet of the west 120 feet of the east 487 feet of the southeast 1/4 of the northwest 1/4 of said Section 24; and together with that portion of The West Halladay Street adjoining as provided by Ordinance No. 50891 of the City of Seattle; situate in the City of Seattle, County of King, State of Washington.

B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2, the following specific features or characteristics of the (former) Seventh Church of Christ, Scientist are designated:~~1. The exterior of the building. 2. The following elements of the interior: the main entrance foyer, and the auditorium, including the speaker's platform. 3. The site.

C. Basis of Designation. The designation was made because the (former) Seventh 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 Section 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) Seventh 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 following elements of the interior: the main entrance foyer, and the auditorium, including the speaker's platform; and 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 in diameter measured four and one-half feet above ground, shrubs, perennials, and annuals. c. Installation, removal, or alterations of temporary site furnishings, including benches, movable planter boxes, and movable water features. d. Installation, removal, or alterations of floor finishes and floor coverings that do not damage the existing floors. e. Installation, removal, or alterations of temporary interior window coverings. f. Alterations to the two cloakrooms.

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 CHPO a written request for the alterations or significant changes, including applicable drawings and/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 alterations shall be approved 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, 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 significant 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 in diameter measured four and one-half feet above ground. c. Installation, removal, or alterations of the paved pathways on the site. d. Alterations to the octagonal-shaped concrete landscape feature installed on the southeast corner of the site in 2008. e. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment. f. Installation, removal, or alterations of non-illuminated exterior signage less than six square feet in area. g. Alterations to the speaker's platform. h. Installation, removal, or alterations of built-in audio-visual equipment in the auditorium.

Section 3. INCENTIVES: The following incentives are hereby granted on the features and characteristics of the (former) Seventh 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 23.
- B. 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.
- 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) Seventh 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 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 from and 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 Municipal Code Section 1.04.020.

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

\_\_\_\_\_ President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2010. \_\_\_\_\_

Michael McGinn, Mayor Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2010.  
\_\_\_\_\_ City Clerk (Seal) Elizabeth Chave/jom DON (former) Seventh Church of Christ, Scientist Landmark Designation ORD May 20, 2010 Version #2 Form Last Revised on December 11, 2009 1