

October 28, 1997

Introduced By:

MAGGI FIMIA
LARRY PHILLIPS
LOUISE MILLER

Proposed No.:

97 - 656

MOTION NO. **10366**

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A MOTION approving an Emergency/Urgent Needs grant application to Historic Seattle Preservation and Development Authority from the King County Cultural Facilities Program, in accordance with Ordinance 10189.

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WHEREAS, the King County arts commission and the King County landmarks and heritage commission are authorized by Ordinance 10189 to administer projects in the cultural facilities program, and

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WHEREAS, the King County arts commission and the King County landmarks and heritage commission received, reviewed and recommended approval of an application for emergency/urgent need funding from Historic Seattle Preservation and Development Authority, and

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WHEREAS, the recommended funding adheres to the guidelines and the financial policies approved by the King County council in Motion 8797;

10366

1 NOW, THEREFORE BE IT MOVED by the Council of King County:

2 The county executive is hereby authorized to allocate \$75,000 to Historic Seattle
3 Preservation and Development Authority from the arts and cultural development fund, as
4 listed in the attached funding chart (Attachment B).

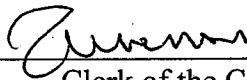
5 PASSED by a vote of 12 to 0 this 15th day of December,

6 1997.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

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Chair

11 ATTEST:

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13 Clerk of the Council

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16 Attachments: A. Historic Seattle Preservation and Development Authority Project
17 Summary
18 B. Funding Chart

ATTACHMENT A
PROJECT SUMMARYKING COUNTY ARTS COMMISSION
Hotel/Motel CommitteeKING COUNTY LANDMARKS AND HERITAGE COMMISSION
Policy and Planning Committee

MINUTES: July 7, 1997

Attending:

Hotel/Motel Committee, King County Arts Commission:
Mark Johnson, Committee Chair, Trish Steinhardt, Kathy MagieraThe Policy and Planning Committee, King County Landmarks and Heritage Commission:
Bob Gruhn, Leon Leeds, Linda Van NestStaff: Jim Kelly, Associate Director, King County Arts Commission
Julie Koler, King County Historic Preservation OfficerApplicant Representatives: John Chaney, Executive Director, Historic Seattle
Douglas Grey, Grey Matters, (consultant);
Maria Coldwell, Executive Director, Early Music GuildEmergency Application**Historic Seattle Preservation and Development Corporation**
605 First Avenue, Suite 100
Seattle, WA 98104
Incorporated: 1974
1997 Operating Budget: \$790,000

ORGANIZATION: Historic Seattle is a public non-profit governmental organization whose purpose is to promote historic preservation through protection of architectural resources. The public charter allows Historic Seattle to provide educational, consultative, and advisory services related to architectural preservation. Principle activities within the last two years designed to meet its mission consist of ongoing development of the Good Shepherd Center in Seattle's Wallingford neighborhood, and the annual spring lecture series, *Community Building Through Preservation*. The Good Shepherd Center currently houses over 30 primarily non-profit tenants. Over the past 23 years, Historic Seattle has completed 18 development projects, providing 74 units of affordable housing in historic buildings.

ATTACHMENT A
HISTORIC SEATTLE PROJECT SUMMARY

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PROJECT: The acquisition and rehabilitation of the Fourth Church of Christ, Scientist and its conversion to a performance hall, with ancillary support and administrative space and other complimentary uses. The facility has 38,000 sf of space and was constructed in 1922.

Historic Seattle seeks funds toward the feasibility study, rehabilitation and acquisition of the property. Its plan is to create a 700 to 900 seat venue, for music groups, such as Early Music Guild, Northwest Chamber Orchestra, Earshot Jazz and Pacific Northwest Chamber Chorus and for other activities, such as the Arts and Lectures Series, public spoken word performances and readings. A venue with this seating capacity is sorely lacking in the City of Seattle. It has been a goal of the music community to have a facility of this scale and seating capacity for a number of years. The new Benaroya Hall, for example, will have two spaces (3,000 seats and the 500 seat Recital Hall), neither of which fills this need.

The use of this facility as a performance venue provides Historic Seattle with a unique opportunity to preserve this historic building, which will otherwise be demolished.

NATURE OF URGENCY: *Imminent threat of loss or destruction of an historic property or resource.*

The property was placed on the market in January of 1997 by the congregation, which is currently too small to sustain the building's operation expenses. Of five proposals to purchase the facility, only Historic Seattle would preserve the building. Others would purchase the structure for the value of the land and demolish the building. Because of its preference for saving the building, the congregation has conditionally accepted a lower financial offer from Historic Seattle and has given it until February of 1998 to close the purchase. Historic Seattle needs to proceed immediately with the architectural, fundraising and use studies that must be done in preparation for this February deadline. While it is committing its own funds to the project, Historic Seattle's current reserves are insufficient to meet the immediate costs.

In its consideration of this "Urgent needs" proposal, the Arts Commission's Hotel/Motel Committee was joined by the Policy and Planning Committee of the Landmarks and Heritage Commission. The L&H Commission is primarily interested in supporting the project to preserve the building. The H/M Committee explored issues of use, cost, and need.

RECOMMENDATION: Many of the questions to the applicant from the Arts Committee, focused on the cost of using the performance space, the degree of demand for the space within the performing arts community, and the cost of post construction operations. These are the very same questions Historic Seattle is looking to address, but for which it does not yet have firm answers.

ATTACHMENT A
HISTORIC SEATTLE PROJECT SUMMARY
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Historic Seattle has contacted a lengthy list of potential users to gauge their interest in the facility and has received a very positive response. Potential users are currently paying fees to other venues, typically churches that are in line with the projected rental rate for this facility.

The Landmarks and Heritage Commission stressed the importance of preserving the building, and feels that Historic Seattle is a highly qualified, nonprofit developer, with the experience to succeed with this project.

Both Commissions felt that preservation of the facility and its conversion to arts uses would provide a significant public benefit.

ACTION

The King County Arts Commission and the King County Landmarks and Heritage Commission recommend an award of \$75,000 to Historic Seattle from the Cultural Facilities Program's Emergency/Urgent Needs fund to enable it to purchase and rehabilitate the Fourth Church of Christ, Scientist and convert it to a performance venue.

ATTACHMENT B

**King County Arts Commission
Cultural Facilities Program****1997 HOTEL/MOTEL FUNDS
EMERGENCY/URGENT NEEDS****King County Arts Commission Emergency/Urgent Needs Funds**

Balance at the close of 1996:	\$10,500
1997 5% Emergency Allocation:	\$138,630
Total Available for 1997 Emergencies/Urgent Needs:	\$149,130
Less Previous \$15,000 Award (CoCA):	\$15,000
Balance:	\$134,130
Recommended Historic Seattle Award (from Arts)	<u>\$60,000</u>
Balance	\$74,130

King County Landmarks & Heritage Commission Emergency/Urgent Needs Funds

Total Available for 1997 Emergencies/Urgent Needs:	\$21,100
Recommended Historic Seattle Award (Landmarks and Heritage)	<u>\$15,000</u>
Balance	\$6,100