

ORDINANCE 111058

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2
3 AN ORDINANCE relating to historic preservation, imposing
4 controls upon the First Avenue Groups/Waterfront Center
5 Project, a Landmark designated by the Landmarks
6 Preservation Board under Chapter 25.12 of the Seattle
7 Municipal Code (Ordinance 106348).

8 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle
9 Municipal Code (Ordinance*196348), establishes a proce-
10 dure for the designation and preservation of structures
11 and areas having historical, cultural, architectural,
12 engineering or geographic importance; and

13 WHEREAS, the Landmarks Preservation Board after a public
14 hearing on December 3, 1980, voted to approve the nomina-
15 tion of the First Avenue Groups on First Avenue, Spring
16 Street, and Western Avenue in Seattle as a Landmark under
17 Code Chapter 25.12; and

18 WHEREAS, after a public hearing February 18, 1981, the Board
19 voted to approve the designation of the First Avenue
20 Groups as a Landmark under Code Chapter 25.12; and

21 WHEREAS, ON June 3, 1981, the Board and the owners of the
22 designated property agreed to controls and incentives.

23 WHEREAS, the Board recommends to the City Council approval of
24 controls and incentives; Now, Therefore,

25 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

26 Section 1. That the designation by the Landmarks
27 Preservation Board of the First Avenue Groups/Waterfront
28 Center Project more particularly described as:

- 1) The Globe Building, 1001-1011 First Avenue, Lots 7
and 6, Block B, A. A. Denny's 1st Addition to The
City of Seattle, and Lots 3 and 4, Block 185,
Seattle Tide Lands;
- 2) The Beebe Building, 1013 First Avenue, Lot 3, Block
B, A. A. Denny's 1st Addition to The City of
Seattle, and Lot 2, Block 185, Seattle Tide Lands;
- 3) The Hotel Cecil, 1019-1023 First Avenue, Lot 2,
Block B, A. A. Denny's 1st Addition to The City of
Seattle and Lot 1, Block 185, Seattle Tide Lands;

* S/B 106348 Ord

1 is hereby acknowledged.

2 Section 2. The following controls upon alteration of the
3 landmarks are hereby imposed:

4 A Certificate of Approval must be obtained or the time
5 for denying a Certificate of Approval must have expired
6 before the owner may make alterations to the exteriors of
7 all structures listed in Section 1 (including signs,
8 painting and cleaning) except as provided below.

9 Section 3. Certificates of Approval will be issued by
10 the Landmarks Preservation Board for the rehabilitation/
11 restoration of the following buildings:

12 The Grand Pacific Hotel; the Colonial Hotel; the Beebe
13 Building; and, Hotel Cecil; per the following plans:

14 Arlington North/South Building, plans dated 1/29/81; and
15 Colonial/Grand Pacific Building, plans dated 1/12/81.

16 Copies of the above-referenced plans, stamped with date and
17 approval by the City Historic Preservation Officer on behalf
18 of the Board, will be filed in the City's Office of Urban
19 Conservation and similarly marked copies will be forwarded
20 with the Certificates of Approval to the City's Department of
21 Construction and Land Use.

22 Preliminary approval for the Globe Building, the National
23 Building and the Coleman Building exterior rehabilitations/
24 restorations, and for the Cornerstone Tower addition, per
25 attached elevation drawings, is granted. Board action on
26 final plans, and issuance of Certificates of Approval for the
27 proposed work on these structures, shall require review and
28 approval by the Board's Architectural Review Committee.

A Certificate of Approval, issued by the Landmarks Board
pursuant to City Ordinance 106348, must be obtained or the

1 time for denying a Certificate of Approval application must
2 have expired before any changes (including signs, painting or
3 cleaning) may be made to any aspect of the exteriors of the
4 First Avenue Groups structures which are not in conformance
5 with the above-referenced plans.

6 In-kind maintenance and repairs (repainting, tuckpointing,
7 reroofing, materials replacement, etc.) is excluded from the
8 Certificate of Approval application requirement provided a
9 Statement of Intent is filed with the City Historic
10 Preservation Officer prior to commencement of such work.

11 Section 4. As part of Code Section 24.74.020, Special
12 Exceptions, certain incentives are available, on an applica-
13 tion basis, to permit in certain circumstances uses not other-
14 wise permitted within the zone in which the Landmark is
15 located.

16 Section 5. Enforcement of this Ordinance and penalties
17 for its violation shall be as provided in Section 25.12.910 of
18 the Seattle Municipal Code.

19 Section 6. The City Clerk is hereby directed to record
20 this ordinance with the King County Director of Records and
21 Elections, deliver two copies to the City Historic
22 Preservation Officer, 400 Yesler Building, and deliver one
23 copy to the Director of the Department of Construction and
24 Land Use.

Section.....7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the.....21st.....day of.....March....., 1983,
and signed by me in open session in authentication of its passage this.....21st.....day of
.....March....., 1983.

Scott Williams

President.....of the City Council.

Approved by me this.....28th.....day of.....March....., 1983.

Charles Rogers

(Mayor.)

Filed by me this.....28th.....day of.....March....., 1983.

Attest: *Jim Hill*
City Comptroller and City Clerk

(SEAL)

Published.....

By *Theresa Dunbar*
Deputy Clerk