

ORDINANCE 112272

1
2 AN ORDINANCE relating to historic preservation, imposing
3 controls upon The Eagles Temple Building, a Landmark
4 designated by the Landmarks Preservation Board under
Chapter 25.12 of the Seattle Municipal Code (Ordinance
106348).

5 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle
6 Municipal Code (SMC), establishes a procedure for the
7 designation and preservation of structures and areas
having historical, cultural, architectural, engineering or
geographic importance; and

8 WHEREAS, The Landmarks Preservation Board after a public
9 hearing on August 15, 1984, voted to approve the nomina-
tion of The Eagles Temple Building at 1416 Seventh Avenue
in Seattle as a Landmark under SMC Chapter 25.12; and

10 WHEREAS, after a public hearing on September 19, 1984, the
11 Board voted to approve the designation of The Eagles
Temple Building as a Landmark under SMC Chapter 25.12;
and

12 WHEREAS, on December 19, 1984, the Board and the owners of the
13 designated property agreed to controls and incentives;
and

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

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

16 Section 1. That the designation by the Landmarks
17 Preservation Board of The Eagles Temple Building more par-
18 ticularly described as:

A.A. Denny's Fifth

Addition, Block 65, Lots

8, 9 and 12

21 as a Landmark based upon satisfaction of the following
22 criteria of SMC Section 25.12.350:

- 23 1) It is associated in a significant way with a signifi-
24 cant aspect of the cultural, political, or economic
25 heritage of the community, city, state or nation;
and

1 2) It embodies the distinctive visible characteristics
2 of an architectural style, or period, or of a method
of construction; and

3 3) It is an outstanding work of a designer or builder;
4 is hereby acknowledged.

5 Section 2. The following controls upon alteration of the
6 landmark are hereby imposed:

7 These Controls and Incentives shall be applied to insure
8 the preservation through restoration and rehabilitation of
9 the features indicated below, which have been designated
for preservation by the Landmarks Board.

10 The designated features of the Eagles Temple Building are
11 the exterior of the building including the roof, and the
12 following interior features: the Seventh Avenue entrance
13 lobby, the Union Street ticket and entrance lobby, the
14 ballroom, the ramps leading to the ballroom, the stairs
15 leading to the balcony of the ballroom, the anteroom on
16 the Union Street side of the ballroom, the vault in the
17 basement, and the Lodge (Aerie) Room. These features are
18 hereby controlled and shall not be removed or altered
19 without approval of the Landmarks Board.

20 CONTROLS

21 Conceptual approval of the Eagles Temple Building
22 restoration/rehabilitation project is granted for the work
23 items listed below. Actual removal or alteration of
24 designated features shall not proceed unless a Certificate
25 of Approval is obtained from the Landmarks Board.

26 1. North Exterior Wall: The north exterior wall,
27 excluding the terra cotta corner, may be removed, in
28

1 whole or in part, in connection with adjacent
2 development provided designated interior features are
3 preserved, restored or replaced. See Exhibit A.

- 4 2. The East Wall: The east exterior wall and the
5 adjoining floor and roof members, beginning at a
6 point forty-three feet north of the Union Street
7 building line and continuing north to and including a
8 portion of the north exterior wall, may be removed in
9 connection with adjacent development provided
10 designated interior features are preserved, restored
11 or reconstructed. See Exhibit A.

12 In connection with any demolition of the north or
13 east walls, a Certificate of Approval for modifica-
14 tions to the ballroom will be required which shall
15 include plans for the reconstruction or restoration
16 of designated interiors as well as a program for
17 insuring the protection of designated interior
18 features during the period between demolition and
19 reconstruction/restoration.

- 20 3. The Roof: The roof may be removed or replaced in
21 whole or in part and new roof top structures may be
22 constructed provided that the new roof top structures
23 are not visible from eye level at the south side of
24 Union Street or the west side of Seventh Avenue when
25 facing the south and west facades of the building
26 respectively. Existing cornice and copper cresting
27 detail will be restored and reconstructed where
28 necessary. See Exhibit B.

1 4. The Tower. A tower may be constructed above the
2 building in connection with adjacent development, in
3 accordance with attached plans and schematic eleva-
4 tion (Exhibit B). The placement of the tower will
5 allow natural light into the ballroom, provide a set-
6 back from the south elevation of the Eagles Building,
7 and provide access to the adjacent development.

8 The owner will seek the comments of the Landmarks
9 Board during the design phase of the Tower.

10
11 5. Seventh Avenue Entrance Lobby: The stairs and
12 openings on the south wall of the Seventh Avenue
13 lobby, shown on Exhibit C, photograph, may be
14 removed.

15 6. Lodge (Aerie) Room: Conceptual approval is given for
16 the following alteration of the Lodge Room:

- 17 (a) The south wall may be altered to permit public
18 access from the Union Street lobby.
- 19 (b) The floor of the balcony may be made level and
20 the balcony may be extended one bay to the
21 south.
- 22 (c) The arches on the east, west and south walls may
23 be opened to permit visual and pedestrian access
24 from the areas beyond.

25 The alterations shall respect the existing arch,
26 wainscoating, corbel, frieze and cornice detail on
27 the east, west and south walls, the central dais on
28 the south wall and the panel detail on the face of

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the balcony. Reference Exhibits D, E and F (photographs).

7. The Ballroom: Conceptual approval is given for removal and replacement of the five easterly bays and removal of stairwells, and stage, in accordance with attached plan (Exhibit G).

Additional Future Changes

Action on final plans, and issuance of Certificates of Approval for the proposed work involving designated features, shall require review by the Architectural Review Committee and approval by the Landmarks Board.

The Landmarks Board and the owner acknowledge that seismic, fire and public safety requirements of building codes shall apply.

A Certificate of Approval, issued by the Landmarks Board pursuant to City Ordinance 106248, must be obtained, or the time for denying a Certificate of Approval application must have expired, before any changes may be made to any aspect of the designated features of this property that are not in conformance with final approved plans.

In-Kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval application requirement provided a Statement of Intent is filed with the City

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Historic Preservation Officer prior to initiation of such work.

Controls and Incentives document and exhibits are on file at the Office of Urban Conservation, 400 Yesler Building, Seattle, WA.

Section 3. The following economic incentives are hereby noted as potentially available to the owners: The incentives available, to all Seattle Landmarks under the City Zoning Code.

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Section 23.44.26; or 23.45.124 administrative Conditional Uses, certain incentives are available, on an application basis, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone in which the Landmark is located.

2) Building and Energy Code exceptions on an application basis.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 6. 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 6th day of May, 1985, and signed by me in open session in authentication of its passage this 6th day of May, 1985.

[Signature]
President Pro Tempore of the City Council.

Approved by me this 16th day of May, 1985.
[Signature]
Mayor.

Filed by me this 16th day of May, 1985.

Attest: *[Signature]*
City Comptroller and City Clerk.

(SEAL)

Published

By *[Signature]*
Deputy Clerk.

