

#46

CB 106100

ORDINANCE 113429

AN ORDINANCE relating to historic preservation, imposing controls upon the Olympic Warehouse and Cold Storage Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

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

WHEREAS, the Landmarks Preservation Board after a public hearing on January 15, 1986, voted to approve the nomination of the Olympic Warehouse and Cold Storage Building at 1203-7 Western Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on February 19, 1986, the Board voted to approve the designation of the Olympic Warehouse and Cold Storage Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on April 14, 1986, the Board and the owners of the designated property agreed to controls and incentives; and

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

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Olympic Warehouse and Cold Storage Building more particularly described as:

Seattle Tidelands, Block 180, Lots 3 and 4

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

- 1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

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

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A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to the entire exterior including the roof.

Storefront alterations, including signage, that comply with the attached storefront plan (Project No. 8506, Drawing No. A8.6, on file at the Office of Urban Conservation) are granted conceptual approval, and should be referred to the City Historic Preservation Officer for administrative review, not to exceed fourteen calendar days.

Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. The following incentives are hereby noted as potentially available to the owner although the listing shall not be construed as inclusive:

1) SMC Section 24.74.020 entitled Special Exceptions, and SMC Sections 23.44.26 and 23.45.124, Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone the Landmark is located.

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

3) The availability of the Historic Preservation Special Tax Valuation (RCW Chapter 84.26) to all Seattle Landmarks subject to controls imposed by a designation ordinance on an application basis.

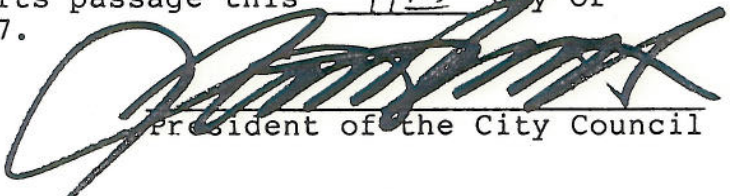
Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.910 of the Seattle Municipal Code.

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.

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Section 6.

PASSED by the City Council the 11th day of May, 1987, and signed by me in open session in authentication of its passage this 11th day of May, 1987.



President of the City Council

Approved by me this 18th day of May, 1987



Mayor

Filed by me this 18th day of May, 1987

ATTEST: Howard J. Brooks

City Comptroller and City Clerk

BY: Theresa Dunbar

Deputy

(SEAL)

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