

JEF:sr
4/15/87
7:ORD3.

ETA
#15
CB 106142

ORDINANCE 113460

1
2 AN ORDINANCE relating to historic preservation, imposing
3 controls upon the Schillestad Building, a Landmark
4 designated by the Landmarks Preservation Board under
5 Chapter 25.12 of the Seattle Municipal Code (Ordinance
6 106348).

7 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle
8 Municipal Code (Ordinance 106348), establishes a procedure
9 for the designation and preservation of structures and
10 areas having historical, cultural, architectural, engi-
11 neering or geographical importance; and

12 WHEREAS, the Landmarks Preservation Board after a public
13 hearing on October 8, 1986, voted to approve the
14 nomination of the Schillestad Building at 2111 First
15 Avenue in Seattle as a Landmark under Code Chapter 25.12;
16 and

17 WHEREAS, after a public hearing on November 19, 1986, the
18 Board voted to approve the designation of the Schillestad
19 Building as a Landmark under Code Chapter 25.12; and

20 WHEREAS, on February 4, 1987, the Board and the owners of the
21 designated property agreed to controls and incentives; and

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

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

25 Section 1. That the designation by the Landmarks
26 Preservation Board of the Schillestad Building more
27 particularly described as:

28 A.A. Denny's Addition, Block 39, Lot 10,

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

- 1) It is associated in a significant way with a signifi-
cant 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.

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

3 A Certificate of Approval must be obtained or the
4 time for denying a Certificate of Approval must have
5 expired before the owner may make alternations to the
6 exterior of the building.

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

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

- 13 1) Section 24.74.020 of the Seattle Municipal Code
14 entitled Special Exceptions; and SMC Sections
15 23.44.26 and 23.45.124, Administrative
16 Conditional Uses, authorize, under certain
17 circumstances, uses in a designated Landmark
18 that are not otherwise permitted in the zone
19 the Landmark is located.
- 20 2) Building and Energy Code exceptions on an
21 application basis.
- 22 3) The availability of the Historic Preservation
23 Special Tax Valuation (RCW Chapter 84.26) to
24 all Seattle Landmarks subject to controls
25 imposed by a designation ordinance, on an
26 application basis.

27 Section 4. Enforcement of this Ordinance and penalties
28 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 Preserva-
tion Officer, 400 Yesler Building, and deliver one copy to
the Director of the Department of Construction and Land Use.

(To be used for all Ordinances except Emergency.)

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 1st day of June, 1987,
and signed by me in open session in authentication of its passage this 1st day of June, 1987.

[Handwritten Signature]
President..... of the City Council.

Approved by me this B⁺b day of June, 1987.
[Handwritten Signature]
Mayor.

Filed by me this B⁺b day of June, 1987

[Handwritten Signature: Howard J. Brooks]
Attest: Howard J. Brooks
City Comptroller and City Clerk.

(SEAL)

Published.....

By *[Handwritten Signature: Theresa Dunbar]*
Deputy Clerk.