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#9
C.B.107638

ORDINANCE 114771

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3 AN ORDINANCE relating to historic preservation, imposing
4 controls upon the 1411 Fourth Avenue Building, a
5 Landmark designated by the Landmarks Preservation Board
6 under Chapter 25.12 of the Seattle Municipal Code
7 (Ordinance 106348).

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

13 WHEREAS, The Landmarks Preservation Board after a public
14 hearing on January 20, 1988, voted to approve the
15 nomination of the 1411 Fourth Avenue Building as a
16 Landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public hearing on March 2, 1988, the Board
18 voted to approve the designation of the 1411 Fourth
19 Avenue Building as a Landmark under SMC Chapter 25.12;
20 and

21 WHEREAS, on June 1, 1988, the Board and the owners of
22 the designated property agreed to controls and
23 incentives; and

24 WHEREAS, the Board recommends to the City Council approval
25 of controls and incentives; NOW, THEREFORE,

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

27 Section 1. That the designation by the Landmarks
28 Preservation Board of the 1411 Fourth Avenue Building more
particularly described as:

Lots 10-11, Block 21, of A.A. Denny's 3rd
Addition to the City of Seattle according
to plat thereof recorded in volume 1 of
plats, page 33, records of King County,
Washington.

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

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:

1 A Certificate of Approval must be obtained or the time
2 for denying a Certificate of Approval must have expired
3 before the owner may make alterations to the exterior of
4 the building, including the roof; the entrance vestibule
5 including the associated tobacco shop/storefront; and
6 the first floor elevator lobby of the interior of the
7 building.

8 A Certificate of Approval is not required for the
9 following:

- 10 a) Any in-kind maintenance or repairs of the above
11 noted features;
- 12 b) Replacement of carpeting in the first floor
13 elevator lobby, with the stipulation that the
14 remaining original marble floor underneath be
15 retained and protected from further damage;
- 16 c) Interior fixtures of the associated tobacco shop,
17 including but not limited to retail counters and
18 associated shelving, floor coverings, wall
19 coverings, lighting, and mechanical equipment, so
20 long as changes to these or other elements do not
21 impact the appearance of the glazed octagonal wall
22 which defines the southeast section of the shop;
- 23 d) In-kind replication/replacement of filigree
24 ornament above the first floor windows. It is
25 acknowledged that this ornamentation may be
26 restored to its original locations above the first
27 floor windows, as exists above two windows on the
28 east elevation.

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

1 1) Section 24.74.020, of the Seattle Municipal Code
2 entitled Special Exceptions; and SMC Sections 23.44.26; or
3 23.45.124 Administrative Conditional Uses, authorize, under
4 certain circumstances, uses in a designated Landmark that
5 are not otherwise permitted in the zone the Landmark is
6 located.

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

9 3) Historic Preservation Special Tax Valuation
10 (Chapter 84.26 RCW) to all Seattle landmarks subject to
11 controls imposed by a designation ordinance on an
12 application basis.

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

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

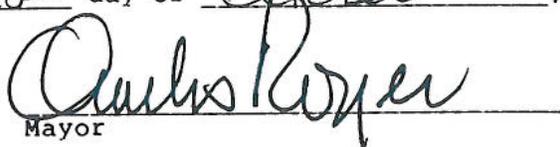
22 Section 6. This ordinance shall take effect and be in
23 force thirty days from and after its passage and approval, if
24 approved by the Mayor; otherwise it shall take effect at the
25 time it shall become a law under the provisions of the City
26 Charter.
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Passed by the City Council the 16th day of
October, 1989, and signed by me in open
session in authentication of its passage this 16th day
of October, 1989


President
of the City Council

Approved by me this 23rd day of October,
1989.


Mayor

Filed by me this 23rd day of October,
1989.

Attest: Norman J. Brooks
City Comptroller and City Clerk

By Theresa T. Dunbar
Deputy Clerk

(SEAL)

Published _____