

ORDINANCE 114772

AN ORDINANCE relating to historic preservation, imposing controls upon the Bon Marche, 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 February 3, 1988, voted to approve the nomination of the Bon Marche at 300 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on April 6, 1988, the Board voted to approve the designation of the Bon Marche as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 21, 1988, 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 Bon Marche more particularly described as:

Lots 1-12, Block 52, of A.A. Denny's 6th Addition to the City of Seattle according to plat thereof recorded in Volume 1 of plats, page 99, records of King County, Washington.

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 the life of a person important in the history of the city, state, or nation; and
- 2) 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

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

3 4) Because of its prominence of spatial location,
4 contrasts of siting, age, or scale, it is an easily
5 identifiable visual feature of its neighborhood or the
city and contributes to the distinctive quality or
identity of such neighborhood or the city.

6 is hereby acknowledged.

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

8 A. CERTIFICATE OF APPROVAL PROCESS

9 1. A Certificate of Approval, issued by the City of
10 Seattle's Landmarks Preservation Board pursuant
11 to City Ordinance 106348, must be obtained, or
12 the time for denying a Certificate of Approval
13 application must have expired, before the owner
14 may make significant alterations or significant
15 changes to the exterior of the building,
16 including the roof and the marquee. The
17 decorative ornament of the first floor ceiling
18 and columns shall be preserved in place
19 (exclusive of any lighting fixtures). The
20 elevator wall surrounds and two sets of stair
railings located in the first floor of the
building shall be preserved in place.

21 2. No Certificate of Approval shall be required, and
22 changes may be permitted without further review,
23 for the following:

24 a. Temporary changes to the interior of the
25 first floor of the building and to the
26 exterior of the building, including display
27 windows, lighting, and flags or banners hung
28

1 from existing flagpoles, for the purposes of
2 retailing and merchandising, which cover up
3 or obscure controlled features provided that
4 these changes do not harm the controlled
5 features.

6 b. Temporary holiday ornamentation on the inte-
7 rior of the first floor and on the exterior
8 of the building, including special lighting,
9 which covers up or obscures, but does not
10 harm controlled features.

11 c. Change(s) in roofing material, provided that
12 the height and volume of the building is not
13 altered.

14 3. A Certificate of Approval is not required for any
15 in-kind maintenance or repairs of the above-noted
16 features.

17 B. ADMINISTRATIVE REVIEW

18 1. Administrative review and approval may be
19 provided for the following items according to the
20 following standards. The Owner shall submit to
21 the City Historic Preservation Officer (CHPO) a
22 written request for these changes, including
23 applicable drawings and/or specifications. If
24 the changes are consistent with the standards set
25 forth below, the changes shall be approved
26 without the need for any further action by the
27 Board. If the CHPO determines the changes fail
28 to meet these standards, the Owner may submit
revised materials to the CHPO or submit in
accordance with the Certificate of Approval
process set forth in Ordinance 106348.

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2. The CHPO shall submit his or her written decision on the Owner's submittal to the Owner no later than the fourteenth (14th) day following the date of application. Failure of the CHPO to approve or disapprove the request within that period shall constitute approval of the request.

3. Administrative review is available for the following changes:

a. Installation of life and safety equipment and devices in and on the first floor ceiling, such as an automatic sprinkler system, smoke detectors and security cameras.

b. The addition of louvered or similar type window coverings in existing window locations for mechanical and life safety purposes.

c. The opening of exterior windows which were closed during or after the 1950 addition. Window sash and enframement must replicate the original window configuration.

d. The addition of exterior uplighting on the exterior of the building, provided that the light fixtures are no more obtrusive or visible than currently existing uplighting.

e. The replacement of and additions to existing downlighting located on the underside of the marquee for safety reasons to better illuminate the sidewalks, provided that the downlighting is no more visible, and does

1 not hang any lower than the existing
2 downlighting, and that it does not damage
3 the marquee.

4 f. For the designated areas of the building,
5 the addition or elimination of ducts,
6 conduits, HVAC vents, grills, fire escapes,
7 pipes and other similar utility or
8 mechanical elements necessary to the normal
9 operation of the building.

10 g. Repainting the interior designated ceiling
11 and column features of the first floor
12 provided that the color(s) is within the
13 range of the following color chips: numbers
14 907 through 911 of the Benjamin Moore
15 Moor-o-matic color system.

16 h. The addition of temporary, removable
17 dividers to cover up all or portions of the
18 designated elevator wall surrounds; these
19 dividers are not to be affixed to the
20 elevator wall surrounds.

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

- 24 1) Section 24.74.020, of the Seattle Municipal Code
25 entitle Special Exceptions; and SMC Sections
26 23.44.26; or 23.45.124 Administrative Conditional
27 Uses, authorize, under certain circumstances, uses in
28 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) Historic Preservation Special Tax Valuation (Chapter
84.26 RCW) to all Seattle landmarks subject to
controls imposed by a designation ordinance on an
application basis.

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


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

9 Section 6.

10 Passed by the City Council the 16th day of
11 October, 1989, and signed by me in open
12 session in authentication of its passage this 16th day
13 of October, 1989.


14 
15 President
16 of the City Council

17 Approved by me this 23rd day of October,
18 1989.

19 
20 Mayor

21 Filed by me this 23rd day of October,
22 1989.

23 Attest:

24 
25 City Comptroller and City Clerk

26 By 
27 Deputy Clerk

28 (SEAL)

Published _____