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#14
CB 106141

ORDINANCE 113459

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3 AN ORDINANCE relating to historic preservation, imposing
4 controls upon the Rainier Club, a Landmark designated by
5 the Landmarks Preservation Board under Chapter 25.12 of
6 the Seattle Municipal Code (Ordinance 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 nomina-
14 tion of the Rainier Club at 810 Fourth Avenue in Seattle
15 as a Landmark under Code Chapter 25.12; and

16 WHEREAS, after a public hearing on December 17, 1986, the
17 Board voted to approve the designation of the Rainier Club
18 as a Landmark under Code Chapter 25.12; and

19 WHEREAS, on March 18, 1987, the Board and the owners of the
20 designated property agreed to controls and incentives; and

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

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

24 Section 1. That the designation by the Landmarks
25 Preservation Board of the Rainier Club more particularly
26 described as:

27 C.D. Boren's Addition, Block 25,
28 Lots 1, 4, 5, and 8 and portions
of the alley;

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

1 3) It is an outstanding work of a designer or builder;
2 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
6 the city and contributes to the distinctive quality
7 or identity of such neighborhood or the city;

8 is hereby acknowledged.

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

11 A Certificate of Approval must be obtained or the
12 time for denying a Certificate of Approval must have
13 expired before the owner may make any major changes to
14 the landscaping or make any alterations to the site or
15 the exterior of the structure. A major change to the
16 landscaping shall be defined as a permanent, substantial
17 deviation from the currently existing size and configura-
18 tion of coniferous trees and bushes.

19 A Certificate of Approval is not required for any
20 in-kind maintenance or repairs of the above-noted
21 features, nor for changes in seasonal plantings or
22 minor changes of the landscape plan.

23 STATEMENT OF INTENT

24 The owner shall file with the City's Historic
25 Preservation Office a Statement of Intent not less than
26 thirty (30) days prior to making alterations or signifi-
27 cant changes to the following described features. The
28 Landmarks Preservation Officer may, upon receipt of such
notice, provide written comments within 21 days to the
owner suggesting alternatives whereby said features might
be preserved. In the event such comments are received,
the owner agrees to consider said comments in good faith
and incorporate said suggestions as it deems appropriate.

The first floor lobby at the south end
of the building, including but not limited to
the beam and column system, front doorway and
elevator surrounds (first floor) and the
interior of the north elevator; the stairwell
at the south end of the building from the first
through third floors, including but not limited
to the terrazzo floors and wrought iron handrails.

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

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- 1) Section 24.74.020 of the Seattle Municipal Code 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.

(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 15th day of June, 1937, and signed by me in open session in authentication of its passage this 15th day of June, 1937.

[Handwritten Signature]
President of the City Council.

Approved by me this 8th day of June, 1937.

[Handwritten Signature]
Mayor.

Filed by me this 8th day of June, 1937.

Attest: *Howard J. Brooks*
City Comptroller and City Clerk.

(SEAL)

Published.....

By: *Theresa Dunbar*
Deputy Clerk.