



Director's Rule 3-2012

Applicant: City of Seattle Department of Planning & Development	Page: 1 of 8	Supersedes: N/A
	Publication: 2/27/2012	Effective: 3/26/2012
Subject: CHARACTER STRUCTURES THAT CANNOT BE DEMOLISHED IF INCENTIVES ALLOWING ADDITIONAL HEIGHT AND FLOOR SIZE ARE USED ON A LOT WITHIN THE PIKE/PINE CONSERVATION OVERLAY DISTRICT	Code and Section Reference: SMC Sections 23.73.005, 23.73.010, 23.73.024, and 23.84A.006	
	Type of Rule: Code Interpretation and procedural rule	
	Ordinance Authority: SMC 3.06.040	
Index: Zoning/Land Use Procedural Requirements	Approved Date	
	(Signature on file) <u>3/22/2012</u> Diane M. Sugimura, Director	

PURPOSE

The purposes of this rule are to:

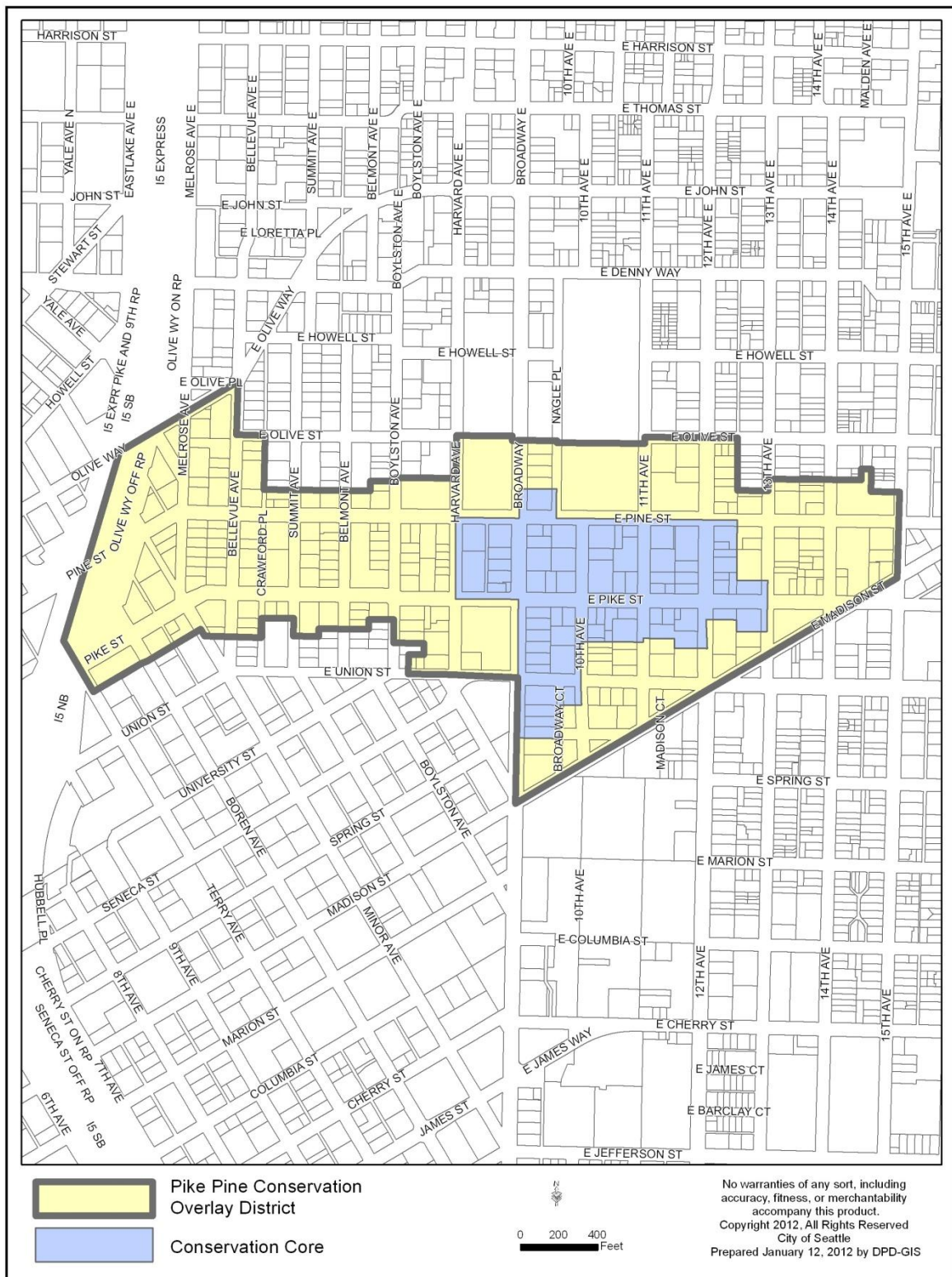
1. Establish a list of character structures on List A that are within the Pike/Pine Conservation Overlay District (District). A character structure that is on List A shall not be demolished if certain zoning incentives within the District are used on the lot where the character structure is located; and
2. Establish a process to review and approve or reject the addition or removal of character structures on List A.

A. Background

Seattle Municipal Code (SMC) Chapter 23.73 establishes the District and provides incentives for maintaining character structures. A character structure is defined in SMC Section 23.84A.006 as “a structure on a lot within the boundaries of the Pike/Pine Conservation Overlay District that has been in existence for at least 75 years, thereby contributing to the established scale, development pattern, and architectural character of the area.”

If a character structure is located on a lot and maintained, the lot may be eligible to use certain zoning incentives and may be eligible to Transfer Development Potential (TDP).

The map on page 3 shows the boundaries of the District and a smaller area within the District called the Conservation Core. Additional regulations apply within the Conservation Core to address the special character of this area, which includes the highest concentration of character structures with potential historic value in the District.



B. Character Structures that cannot be demolished if provisions allowing height and floor-size increases are used.

As an incentive to retain character structures, District regulations permit a 25 percent increase in the floor-size limit for projects outside the Conservation Core that "incorporate a character structure on the same lot." See SMC 23.73.010.B.2. This increase is not, however, permitted if the project would result in the demolition of a designated Seattle landmark, or of a character structure that meets the following criteria in SMC 23.73.005.A:

1. The structure retains a high degree of architectural integrity;
2. The structure represents the Pike/Pine neighborhood's building typology, which is characterized by use of exterior materials and design elements such as masonry (especially brick) and timber structures; multi-use loft spaces; very high, fully-glazed storefront windows; and decorative details such as cornices, emblems and embossed building names; and
3. The structure is compatible with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood.

Similarly, SMC 23.76.014.B allows a ten-foot exception to the height limit for projects incorporating a character structure if the project does not demolish a designated Seattle landmark or a character structure meeting the criteria in SMC 23.73.005.A.

List A identifies the character structures that may not be demolished if the provisions allowing a larger floor size outside the Conservation Core or greater height throughout the District are used. List A is based on the Department of Neighborhood's 2011 Historic Resources Survey of character structures in the Pike/Pine neighborhood.

List A: Character Structures that may not be demolished if the provisions allowing a larger floor size or greater height are used.

Address	Common Name	Historic Name	Assessors' Parcel Number
1000 E. Pike St.	Poquito's		6003500345
1001 E. Pike St.	Quinn's	Triangle Auto Parts	6003500085
1011 E. Pike St.	Mario's Pizza	Reliable Auto Painting	6003500090
1021 E. Pine St.	Velo Bike	Colyear Motor Sales Company	6003500395
1023 E. Pike St.	Winston Apartments	Lorraine Court Apartments	6003500115
1100 E. Union St.	Union Art Cooperative	Chrysler Auto Parts	6003500155
1158 Broadway	Vacant (Complete Automotive)		1978201295
1106 Pike St.	Villa Apartments	Hotel Avondale	0660001875
1124 Pike St.	Utrecht Art Supplies	Packard Seattle	0660001920
1101 E. Pike St.	Retrofit Home	Liebeck Garage/Baker Linen	6003500190
1201 Pine St.	Booker Building/Baltic Room	Central Auto Top	0660002765

Address	Common Name	Historic Name	Assessors' Parcel Number
1205 E. Pike St.	East Pike Building	Standard Brands	6003000065
1217 E. Pike St.	Elysian Brewery	S. L. Savidge	6003500070
1323 E. Pine St.	Chester Apartments		6003000240
1351 E. Olive Way	Faire Gallery Cafe	Cornelson Grocery	8725600115
1400 Broadway	Gilda's Club of Seattle	Johnson & Hamilton Mortuary	6003000010
1412 Summit Ave.	Manchester Arms		8804900955
1417 12th Ave.	Pacific Supply Co.		6003500255
1515 14th Ave.	Porchlight Coffee		6003000260
1520 10th Ave.	Aveda Institute & garage		6003500360
1521 10th Ave.	Elliott Bay Books		6003500470
1525 11th Ave.	Value Village	Bocker Building	6003500420
1530 11th Ave.	Vacant	Sunset Electric	6003500305
1515 12th Ave.	NW Film Forum	Ballou & Wright	6003500335
1511 Boylston	Glencoe Apartments	Glencoe Apartments	8804900370
1512 Summit Ave.	Summit Arms	Beaumont Apartments	8804900880
1514 Bellevue Ave.	McDermott Apartments	New McDermott Apartments	8804900855
1515 Bellevue Ave.	Louis Arms Apartments	Louis Arms Apartments	8725600285
1519 Broadway	Broadway Cafe	Eldridge Tire Co.	6003000505
1520 Melrose	Melrose Apartments	Melrose Apartments	8725600255
1521 15th Ave.	Paramount Apartments		1728800070
1531 Belmont Ave.	Annapolis Apartments		8804900825
1533 Boylston Ave.	R Place		8804900345
1535 Bellevue Ave.	Mud Bay	Timken Roller Bearing Co.	8725600305
1611 Boylston Ave.	Universal Repair Shop	Universal Repair Shop	8804900470
1615 15 th Ave.	Bancroft Apartments		1728800115
1617 Yale	El Capitan Apartments		0660002545
1621 12th Ave.	Velocity Dance Center		6003500575
1625 Broadway	Broadway Performance Hall	Broadway High School	6003000600
1628 Bellevue Ave.	Ansonia Apartments		8725600485
1633 Melrose	Sherwood Apartments		0660002565
300 E. Pike St.	Six Arms	Gallagher's Fine Cars	8725600270
300 E. Pine St.	Groff Murphy Lawyers	Butterworth Mortuary	8725600160

Address	Common Name	Historic Name	Assessors' Parcel Number
301 E. Pine St.	Melrose Building/ Bauhaus	Thornton Auto Equipment	8725600240
401 E. Pine St.	Area 51	Carr Brothers Auto Repair	8725600445
405 E. Olive St.	Stephensberg Apartments		8725600480
500 E. Pike St.	Brocklind's	Greenus Building/ Mills Motor Company	8804900865
501 E. Pike St.	CK Graphics	Puget Sound Motors	8804900975
517 E. Pike St.	Ragen Associates		8804900910
610 E. Pine St.	Capitol Loans		8804900480
721 E. Pine St.	Bill's Off Broadway	Safety Service Co.	6003000550
722 E. Union St.	Knights of Columbus Hall	Knights of Columbus	7502500045
801 E. Pine St.	Egyptian Theater/SCCC	Masonic Temple	6003000470
824 E. Pike St.	Tully's	Broadway State Bank	6003000525
900 E. Pine St.	Blick's Art Supplies	Boone & Co. Pontiac	6003000605
905 E. Pike St.	Frame Central	Triangle Parts/Graham/REO	6003000035
909 E. Pine St.	International Student Center		6003000442
915 E. Pike St.	Shambala Center	Graham Motor Cars	6003500005
915 E. Pine St.	Odd Fellows Hall	I.O.O.F Temple	6003500460
1406 Harvard Ave.*		Old Fire Station 25	2557250000
1431 Minor Ave.*	Wintonia Apartments	Wintonia Apartments	8725600350
1522 14th Ave.*	First African Methodist Episcopal Church	First African Methodist Episcopal Church	0222000010
*Designated Seattle landmark			

C. Process for Adding a Building to List A

1. Request for review. Anyone may request that a character structure be added to List A. The person making the request shall submit the following information with the request to the Director of the Department of Planning and Development (DPD):

- a. **Description Section.** The description section shall include:
 - The building address, Assessor's parcel number; construction date, a complete and detailed architectural description of all building exterior elevations, and a complete description of all site elements;
 - The building's present and, if known, original physical appearance and characteristics;
 - The building's interior features;

- The surrounding neighborhood and its development, including relevant neighboring buildings, topography, major roadways, and similar physical features;
 - All alterations to the building's original exterior; and
 - Current photos of the building, neighborhood context photos showing the immediate area, and historic photographs of the building if available.
- b. **Statement of Significance.** The "statement of significance" section shall include:
- A comprehensive history of the property including the architect, builder, original owners, original and later uses, and any other relevant information (to the extent known); and
 - The building's historic context, and an explanation of how the building fits into the history of the city and the neighborhood, especially regarding Pike/Pine's historic role as the center of early automobile sales and service activities.
- c. **Photographs.** Photos submitted shall:
- Be 5 inches by 7 inches or larger for the primary elevations;
 - Be a minimum of 4 inches by 6 inches for photos of all of elevations (prints, not color photocopies or digital photos on copy paper);
 - Be clearly identified, including historic photos, with captions providing the property's name, the photograph's date, and a description of the view, and including direction of camera (for example, East facade looking North).
- d. **Plans, Maps and other Figures.** An accurate site plan of the property and any other relevant maps or figures shall be provided and shall:
- Include all original plans and elevation drawings if available;
 - Be clearly identified; and
 - Be a standard size of 8.5 by 11 inches, 11 by 14 inches, or 11 by 17 inches (excluding photographs, see requirements above).
2. **Review and Recommendation.** The Director of the Department of Neighborhoods (DON) will assess the information provided by the applicant and may request additional information, as needed, to determine whether the structure meets the definition of a character structure and the criteria established in SMC subsection 23.73.005.A. The DON Director will make a recommendation to the DPD Director.
3. **Director's Decision.** The DPD Director will make a final determination after reviewing the DON Director's recommendation, and will publish a Director's decision. If the request is granted, DPD will revise this Rule to add the structure to List A above.
- D. Process for Removing a Building from List A**
1. The owner of a character structure and applicants for a project that includes a character structure may request that the character structure be removed from List A. The person making the request shall submit the following information with the request to the DPD Director:
- a. **The information listed in subsections C.1.a through d of this Rule.**

b. Reason for requesting removal of the building. An explanation of the reasons that the building no longer meets the criteria in SMC 23.73.005.A. If the request to remove the building from List A is being made because the building has been significantly altered, a complete description of the alterations to the building shall be provided, including the approximate date of the alterations and documentation of the alterations, such as permit drawings; and "before and after" photographs of the alterations to the extent possible. Photographs, plans, and other figures shall meet the size requirements noted above. If the public would be put at risk if the building is retained, documents describing the risk to the public and why it is not possible to mitigate those risks shall be provided.

2. Review and Recommendation. The DON Director will assess the information provided by the applicant and may request additional information, as needed, to determine whether the structure has been so significantly altered that it no longer meets the criteria established in SMC 23.73.005.A. For the purposes of this review, "significant alteration" means the following, based on the criteria in SMC 23.73.005.A and 23.73.024.B.2:

- a. The exterior of the structure no longer retains a high degree of its original architectural integrity or represents the Pike/Pine neighborhood's building typology characterized by use of exterior materials and design elements such as masonry (especially brick) and timber structures; multi-use loft spaces; very high, fully-glazed storefront windows; and decorative details such as cornices, emblems, and embossed building names.
- b. Stories have been added to the character structure so that it is no longer compatible with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood.
- c. The building is significantly damaged due to fire, act of nature, or other causes beyond the control of the owners.

The DON Director may consult with the City Building Official and building owner to determine whether the structure's condition poses a risk to public safety and it is economically unreasonable to bring the structure into compliance with applicable code. The DON Director will make a recommendation to the DPD Director.

3. Director's Decision. The DPD Director will make a final determination after reviewing the DON Director's recommendation, and will publish a Director's decision. If the request is granted, DPD will revise this Rule to remove the structure from List A.