

Designating the Brehm Brothers Houses at 219 and 221 36th Ave. E. as historic landmarks.

Ordinance No. 108734

80 B.06

AN ORDINANCE relating to historic preservation, imposing controls upon the Brehm Brothers Houses, 219 and 221 - 36th Avenue East, Landmarks designated by the Landmarks Preservation Board under Ordinance 106348.

12/10/79 - u.d:h. PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 100841

INTRODUCED: NOV 13 1979	EXECUTIVE REQUEST
REFERRED: NOV 13 1979	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REPORTED: DEC 24 1979	SECOND READING: DEC 24 1979
THIRD READING: DEC 24 1979	SIGNED: DEC 24 1979
PRESENTED TO MAYOR: DEC 26 1979	APPROVED: JAN 3 1980
RETD. TO CITY CLERK: JAN 3 1980	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 108734

AN ORDINANCE relating to historic preservation, imposing controls upon the Brehm Brothers Houses, 219 and 221 - 36th Avenue East, Landmarks designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) 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 March 21, 1979 voted to approve the nomination of the Brehm Brothers Houses, 219 and 221 - 36th Avenue East, Seattle as Landmarks under Ordinance 106348; and

WHEREAS, after a public hearing on May 2, 1979, the Board voted to approve the designation of the Brehm Brothers Houses as Landmarks under Ordinance 106348; and

WHEREAS, no negotiation of controls and incentives was requested and on July 18, 1979, the Board approved the controls and incentives recommended by the staff; and

WHEREAS, the Board recommends to the City Council approval of the 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 Brehm Brothers Houses, more particularly described as Block 4, Lot 13 and Lot 14 and the northern half of Lot 15, of Coulter's Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

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

(2) It is an outstanding work of a designer or builder; 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:

- 4 1) The entire exterior of both houses, including
5 materials and colors;
6 2) The general site layout and landscape character
7 of both sites;
8 3) All interior spaces including room layout, surface
9 design and materials, of the Goodrich residence
10 (219 - 36th Avenue East), excluding kitchen, bath-
11 rooms and utility rooms.

11 Any in-kind maintenance and repair for the above noted
12 features shall be excluded from the above controls.

13 Section 3. The following economic incentives are
14 hereby made available to the owner:

- 15 1. The incentives available to all Seattle Landmarks
16 under the City's Zoning Ordinance; and
17 2. Historic Preservation Grants-in-Aid funds, on an
18 application basis, should the property be entered
19 in the National Register of Historic Places.

20 Section 4. Enforcement of this Ordinance and penalties
21 for its violation shall be as provided in Section 14.08 of
22 Ordinance Number 106348.

23 Section 5. The City Clerk is hereby directed to record
24 this ordinance with the King County Director of Records and
25 Elections, deliver two copies to the City Historic Preservation
26 Officer, 400 Yesler Building, and deliver one copy to the
27 Superintendent of Buildings.
28

(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 24 day of December, 19 79
and signed by me in open session in authentication of its passage this 24 day of December, 19 79.

John Miller
President..... of the City Council.

Approved by me this 3 day of January, 19 80.

Charles Royer
Mayor.

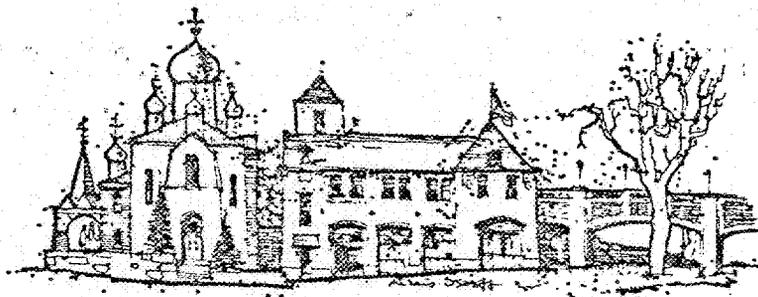
Filed by me this 3 day of January, 19 80

Attest: Jim Hill
City Comptroller and City Clerk.

(SEAL)

Published.....

By G. C. Geisert
Deputy Clerk.



COPY OF ITEM RECEIVED

AUG 3 1979

Douglas M. Jewett
CITY ATTORNEY

The City of Seattle

Landmarks Preservation Board

400 Vesler Building
~~400 Vesler Building~~ Seattle, Washington 98104 • (206) 625-4501

LPB-218/79

August 01, 1979

The Honorable Douglas Jewett, City Attorney
Seattle Municipal Building

ATTENTION: James Fearn

SUBJECT: Landmark Designation for:

The Ellsworth Storey Historic Cottages Group

&

The Brehm Brothers Houses

Dear Mr. Jewett:

In accordance with the directive from the City Council's Housing & Urban Development Committee, I am transmitting the documentation for the two subject Landmark Designations directly to you for preparation of the designation ordinance and transmittal to the Council

Ellsworth Storey Historic Cottages Group

Board Approval of Nomination: November 15, 1978

Board Approval of Designation: December 20, 1978

Agreement on Controls & Incentives signed by owner: May 21, 1979

Brehm Brother Houses

Board Approval of Nomination: March 21, 1979

Board Approval of Designation: May 02, 1979

(No negotiations on Controls & Incentives requested)

Board Approval of Proposed Controls & Incentives: July 18, 1979

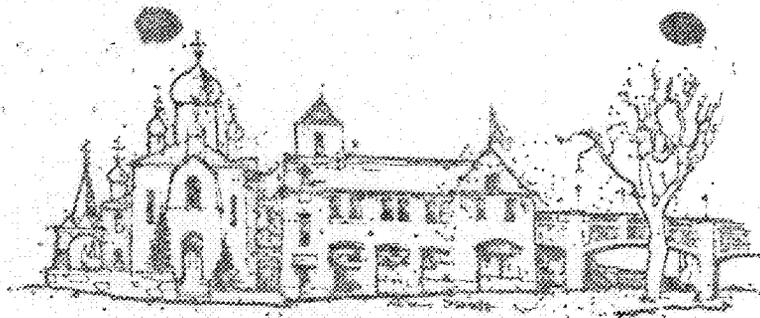
Sincerely,

Roberta Deering, Coordinator

RD:hg

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

Enclosures



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
Seattle, Washington 98104 • (206) 625-4501

LPB-206/79

STAFF RECOMMENDATIONS ON CONTROLS AND INCENTIVES:

The Brehm Brothers Houses
219 & 221 - 36th Ave. E.

In accordance with provisions of Ordinance 106348, and in absence of requests from the owners to negotiate controls and incentives with Board Staff, the Staff hereby recommend the following controls and incentives for the subject properties:

CONTROLS

To assure the preservation of the specified features and characteristics of the Landmark, the following controls shall be imposed:

1. A Certificate of Approval, issued by the Landmarks Preservation Board, must be obtained, or the time for denying a Certificate of Approval must have expired, before the owners may make alterations or significant changes to:
 - a. the entire exterior of both houses, including materials and colors;
 - b. the general site layout and landscape character of both sites;
 - c. all interior spaces including room layout, surface design and materials, of the Goodrich residence (219 - 36th Ave. E.), excluding kitchen, bathrooms and utility rooms.

Any in-kind maintenance or repairs of the above noted features shall be excluded from the above controls.

INCENTIVES

The following economic incentives are hereby noted as potentially available to the owner:

1. the incentives available to all Seattle Landmarks under the Zoning Code;

continued...

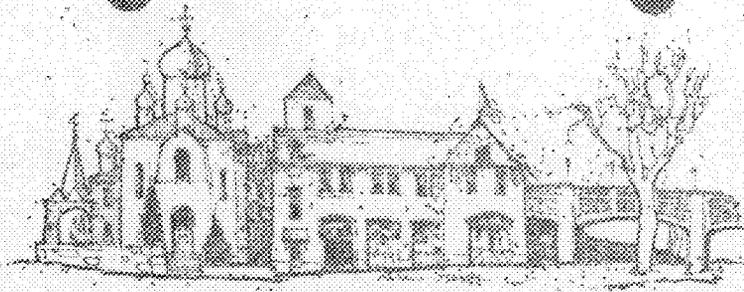
2. the availability of Historic Preservation Grant-in-Aid funds, on an application basis, should the property be listed in the National Register of Historic Places.

Respectfully submitted,

Earl D. Layman, City Historic Preservation Officer

by: 
Roberta Deering, Coordinator
July 18, 1979

:rd



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
515 Arctic Building Seattle, Washington, 98104 • (206) 623-4501

LPB-149/79

REPORT ON DESIGNATION

NAME OF PROPERTY & ADDRESS: Brehm Brothers Residences
219 and 221- 36th Avenue East

LEGAL DESCRIPTION: Block 4, Lots 14 and $\frac{1}{2}$ of 15, and Lot 13 of Coulter's Addition.

OWNERS: Edward Goodrich (219 - 36th Ave. E.)
Robert H. Eyre (221 - 36th Ave. E.)

APPROVAL OF DESIGNATION:

On March 21, 1979, the Seattle Landmarks Preservation Board voted to approve nomination of the subject properties. Subsequently, on May 02, 1979 the Board held a Public Hearing and voted to approve designation of the properties as a Seattle Landmark and specified the following features to be preserved:

- The entire exterior of the two houses as well as their sites, and all major interior spaces of the Goodrich Residence (219 - 36th Ave. E.).

The action is based upon satisfaction of the following criteria of Ordinance 106348, Section 3.01, (4) and (5):

- (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction:

These houses demonstrate the emergence of a potential regional style or expression, and make sensitive use of native materials. In contrast to the rising tides of eclecticism and exhibitionism, they consciously retreat inward, are very modestly designed externally, and are hidden behind a heavy screen of native plant materials.

MORE-

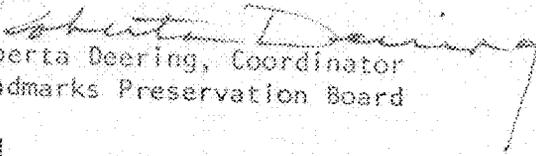
REPORT ON DESIGNATION
Wehm Brothers' Residences
LPB-149/79
Page Two.

(5) It is an outstanding work of a designer or builder:

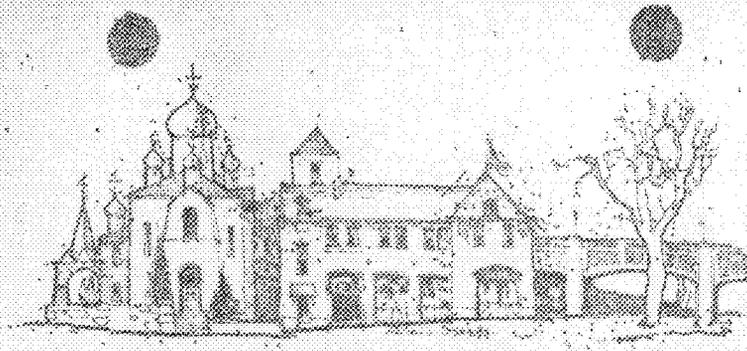
These houses are major residential works of an important pioneer architect, Ellsworth Storey. Others of his properties previously designated are his own residences (another pair), Epiphany Episcopal Chapel, and the cottage group near Lake Washington Boulevard.

Issued May 07, 1979

Earl D. Layman
City Historic Preservation Officer

By: 
Roberta Deering, Coordinator
Landmarks Preservation Board

EDL:RD:rd



The City of Seattle

Landmarks Preservation Board

~~2000 1st Avenue~~ Seattle, Washington 98104 • (206) 625-4501

26 March 1979

LPB-102/79

TO: Seattle Superintendent of Buildings
Property Owners
Interested Parties of Record

VIA: CERTIFIED MAIL

APPROVAL OF NOMINATION

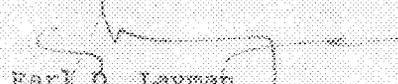
NAME OF PROPERTY: Brehm Brothers Houses
219 & 221 - 36th Avenue East

LEGAL DESCRIPTION: Lots 14 & 15, Block 4, Coulter's Add.

At its meeting of March 21, 1979, the Landmarks Preservation Board voted to approve the nomination of the subject property as a Seattle Landmark. The following particular features and/or characteristics are proposed to be preserved:

- the entire exterior and interior of the structures; and,
- the entire site.

The Board will hold a Public Hearing on Wednesday, May 2, 1979, at 3:30pm in the Mayor's Conference Room, 12th Floor, Municipal Building, at which they will consider Approval of Designation. A copy of the Landmarks Preservation Ordinance No. 106348 and the nomination form for the properties is enclosed for the owners' information. This ordinance outlines the detailed procedures and processes pertaining to designation, consideration and enactment of designation. If you have any questions you wish to ask prior to the Designation Hearing, please contact Earl Layman or Roberta Dearing at 625-4501.


Earl D. Layman
City Historic Preservation Officer

LDL:hg

Enclosures: Ordinance 106348
Nomination Form
Preservation Handbook

JEF:fmh
10/31/79

RECORDED THIS DAY
JAN 4 12 19 PM '80
BY THE CLERK OF
RECORDS & ELECTIONS
KING COUNTY

ORDINANCE 108784

AN ORDINANCE relating to historic preservation, imposing controls upon the Brehm Brothers Houses, 219 and 221 - 36th Avenue East, Landmarks designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) 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 March 21, 1979 voted to approve the nomination of the Brehm Brothers Houses, 219 and 221 - 36th Avenue East, Seattle as Landmarks under Ordinance 106348; and

WHEREAS, after a public hearing on May 2, 1979, the Board voted to approve the designation of the Brehm Brothers Houses as Landmarks under Ordinance 106348; and

WHEREAS, no negotiation of controls and incentives was requested and on July 18, 1979, the Board approved the controls and incentives recommended by the staff; and

WHEREAS, the Board recommends to the City Council approval of the 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 Brehm Brothers Houses, more particularly described as Block 4, Lot 13 and Lot 14 and the northern half of Lot 15, of Coulter's Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
 - (2) It is an outstanding work of a designer or builder;
- is hereby acknowledged.

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

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2 for denying a Certificate of Approval must have expired
3 before the owner may make alterations to:

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5 materials and colors;
6 2) The general site layout and landscape character
7 of both sites;
8 3) All interior spaces including room layout, surface
9 design and materials, of the Goodrich residence
10 (219 - 36th Avenue East), excluding kitchen, bath-
11 rooms and utility rooms.

12 Any in-kind maintenance and repair for the above noted
13 features shall be excluded from the above controls.

14 Section 3. The following economic incentives are
15 hereby made available to the owner:

- 16 1. The incentives available to all Seattle Landmarks
17 under the City's Zoning Ordinance; and
18 2. Historic Preservation Grants-in-Aid funds, on an
19 application basis, should the property be entered
20 in the National Register of Historic Places.

21 Section 4. Enforcement of this Ordinance and penalties
22 for its violation shall be as provided in Section 14.08 of
23 Ordinance Number 106348.

24 Section 5. The City Clerk is hereby directed to record
25 this ordinance with the King County Director of Records and
26 Elections, deliver two copies to the City Historic Preservation
27 Officer, 400 Yesler Building, and deliver one copy to the
28 Superintendent of Buildings.

8001040578

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 24 day of December, 1979, and signed by me in open session in authentication of its passage this 24 day of December, 1979.

John Miller
President of the City Council.

Approved by me this 3 day of January, 1980.

Charles Royer
Mayor.

Filed by me this 3 day of January, 1980.

Attest: Jim Hill
City Comptroller and City Clerk.

(SEAL)

Published

By G. C. Geisert
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on *Urban Development & Housing*, DEC 24 1979

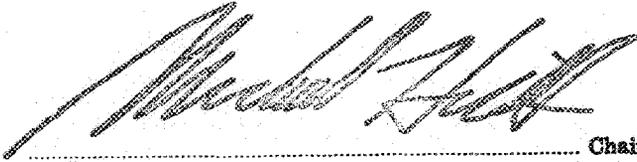
to which was referred

C.B. 100841

Designating the Brehm Brothers Houses at 219 and 221 36th Ave. E. as historic landmarks.

Relating to historic preservation, imposing controls upon the Brehm Brothers House, 219 and 221 - 36th Avenue East, Landmarks designated by the Landmarks Preservation Board under Ordinance 106348,

Recommends that the same do pass.



..... Chairman

..... Chairman

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Committee

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Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below

stated period. The annexed notice, a
Ordinance No. 108734

.....
was published on January 7, 1980

.....
J. Moore
Subscribed and sworn to before me on
January 7, 1980

.....
Richard A. James
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 106344

AN ORDINANCE relating to historic preservation, imposing controls upon the Brehm Brothers Houses, 219 and 221--36th Avenue East, Landmarks designated by the Landmarks Preservation Board under Ordinance 106344.

WHEREAS the Landmarks Ordinance (106344) 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 March 21, 1979 voted to approve the nomination of the Brehm Brothers Houses, 219 and 221--36th Avenue East, Seattle, as Landmarks under Ordinance 106344; and

WHEREAS, after a public hearing on May 2, 1979, the Board voted to approve the designation of the Brehm Brothers Houses as Landmarks under Ordinance 106344; and

WHEREAS, no negotiation of controls and incentives was requested and on July 15, 1979, the Board approved the controls and incentives recommended by the staff; and

WHEREAS, the Board recommends to the City Council approval of the 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 Brehm Brothers Houses, more particularly described as Block 4, Lot 13 and Lot 14 and the northern half of Lot 15, of Coulter's Addition to the City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106344:

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

(2) It is an outstanding work of a designer or builder;

is hereby acknowledged.

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

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to:

1) The entire exterior of both houses, including materials and colors;

2) The general site layout and landscape character of both sites;

3) All interior spaces including room layout, surface design and materials, of the Goodrich residence (219--36th Avenue East), excluding kitchen, bathrooms and utility rooms.

Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance; and

2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106344.

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 Yeater Building, and deliver one copy to the Superintendent of Buildings.

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 24th day of December, 1979, and signed by me in open session in authentication of its passage this 24th day of December, 1979.

JOHN MILLER,
President of the City Council.

Approved by me this 3rd day of January, 1980.

CHARLES ROYER,
Mayor.

Filed by me this 3rd day of January, 1980.

Attest: TIM HILL,
City Comptroller and
City Clerk.

(Seal) By: G. C. GEISERT,
Deputy Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, January 7, 1980.

(C-184)