

Ordinance No. 110349

72.D:43

AN ORDINANCE relating to historic preservation, imposing controls upon the Beacon Hill First Baptist Church, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

12/22/81 - UD/H - PASS

COMPTROLLER
FILE NUMBER _____

Council Bill No. 102242

INTRODUCED: APR 27 1981	BY: Exec.
REFERRED: APR 27 1981	TO: UD/H
REFERRED:	
REFERRED:	
REPORTED: DEC 28 1981	SECOND READING: DEC 28 1981
THIRD READING: DEC 28 1981	SIGNED: DEC 28 1981
PRESENTED TO MAYOR: DEC 29 1981	APPROVED: JAN 04 1982
RETD. TO CITY CLERK: JAN 04 1982	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 110349

AN ORDINANCE relating to historic preservation, imposing controls upon the Beacon Hill First Baptist Church, 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, 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 October 15, 1980, voted to approve the nomination of the Beacon Hill First Baptist Church at 1607 South Forest Street in Seattle as a landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on November 19, 1980, the Board voted to approve the designation of the Beacon Hill First Baptist Church as a landmark under Code Chapter 25.12; and

WHEREAS, on January 21, 1981, the Board approved controls and incentives for the designated property; 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 Beacon Hill First Baptist Church, more particularly described as: Lot 4, Block 53, T. Hanford's Addition to South Seattle, as a landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

(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

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before the owner may make alterations to: 1) the entire exterior of the original structure; and 2) the interior of the sanctuary; provided that, nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy. Any in-kind maintenance and repair for the above-noted features shall be excluded from the above controls.

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

As a part of Code Section 24.74.020 - Special Exceptions - of the City Zoning Ordinance certain incentives are available, on an application basis, to permit in certain circumstances, uses not otherwise permitted within the zone in which the Landmark is located.

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 28th day of December, 1981,
and signed by me in open session in authentication of its passage this 28th day of
December, 1981.

[Signature]
President of the City Council.

Approved by me this 4th day of January, 1982
[Signature]
Mayor.

Filed by me this 4th day of January, 1982

[Signature]
Attest: City Comptroller and City Clerk.

(SEAL)

Published _____ By [Signature]
Deputy Clerk.

LPB-14/81

Staff Recommendations to the Landmarks Preservation Board on:

PROPOSED LANDMARK CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE
CITY COUNCIL

Beacon Hill First Baptist Church - 1607 South Forest Street

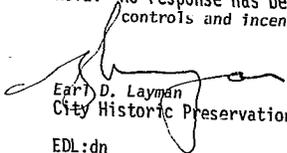
To assure the preservation of the specified features and characteristics of the above named Seattle Landmark, a Certificate of Approval issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance #106348 must be obtained, or the time for denying a Certificate of Approval application must have expired, before the owner may make major alterations or significant changes which affect:

1. the entire exterior of the original structure;
2. the interior of the sanctuary;
3. provided that, nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy;
4. provided that, all in-kind maintenance and repair of the above noted features shall be excluded from the Certificate of Approval requirement.

As part of Section 28.2 - SPECIAL EXCEPTIONS - of the City zoning Code, certain incentives are noted as potentially available, on an application basis, to the owners.

Submitted for Review: January 21, 1981.

NOTE: No response has been received from owner regarding negotiation of controls and incentives.


Earl D. Layman
City Historic Preservation Officer

EDL:dn



The City of Seattle

Landmarks Preservation Board

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

LPB-408/80

APPROVAL OF NOMINATION

Name of Property: Beacon Hill First Baptist Church,
1607 South Forest Street

Legal Description: Hanford's T to South Seattle Block 53 Lot 4

At its meeting of October 15, 1980, the City of Seattle's Landmarks Preservation Board voted to approve the nomination of the above property for further consideration as a Seattle Landmark.

The following particular features and/or characteristics of the property proposed for preservation include:

- the entire structure, interior and exterior.

The Landmarks Preservation Board has scheduled a Public Hearing on Wednesday, November 19, 1980, 3:30 p.m., 5th Floor Hearing Room, 400 Yesler Building, at which time they will take public testimony and consider Approval of Designation for the above property.

Roberta Deering
Roberta Deering, Coordinator
Landmarks Preservation Board

RD:gaj

cc: William Justen, D.C.L.U. (4)
Beacon Hill First Baptist Church (VIA CERTIFIED MAIL)
Mr. James Daly, Chairperson

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



The City of Seattle

Landmarks Preservation Board

400 Yesler Building Seattle, Washington 98104 • (206) 625-4501 LPB- 470/80

REPORT ON DESIGNATION

Name of Property: Beacon Hill First Baptist Church, 1607 So. Forrest Street.

Legal Description: Hanford's Block 53 Lot 4
1 to So. Seattle

At its meeting held November 19, 1980 the City of Seattle's Landmarks Preservation Board voted to approve Landmark Designation of the Beacon Hill First Baptist Church based upon satisfaction of the following Landmark criteria, City Ordinance 106348:

Section 3.01 (4) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

Although Ellsworth Storey designed three churches in Seattle (Epiphany Episcopal Chapel, and University Unitarian Church) Beacon Hill First Baptist is essentially non-stylistic and is a more forthright expression of the function "Protestantism" and is much more akin qualities and details of Storey's residential architecture in the city. These characteristics speak clearly of the authorship, e.g., hovering, low pitched roofs, hovering space in the sanctuary, use of stained shingle course and white trim (original skin and detailing) and general character. Although one of the pair of external stair-and-porch approaches has been eliminated by a later addition, the building has been sheathed in asphalt "shakes" and spray painted white, and some detail elements have been lost or removed, none of these changes is irreversible since the basic fabric and form are intact.

Section 3.01 (5) It is an outstanding work of a designer or builder;

In its original condition this church would rank among Ellsworth Storey's best works, and relates well to his body of residential work.

Features or characteristics identified for preservation include:

the exterior of the entire structure, and the interior of the sanctuary.

Issued: December 02, 1980

Earl D. Layman, City Historic Preservation Officer

by: Roberta Deering, Board Coordinator *Roberta Deering*
Administered by The Office of Urban Conservation, The Seattle Department of Community Development

ORDINANCE 118149

AN ORDINANCE relating to historic preservation, imposing controls upon the Beacon Hill First Baptist Church, 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, 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 October 15, 1980, voted to approve the nomination of the Beacon Hill First Baptist Church at 1607 South Forest Street in Seattle as a landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on November 19, 1980, the Board voted to approve the designation of the Beacon Hill First Baptist Church as a landmark under Code Chapter 25.12; and

WHEREAS, on January 21, 1981, the Board approved controls and incentives for the designated property; 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 Beacon Hill First Baptist Church, more particularly described as: Lot 4, Block 53, T. Hanford's Addition to South Seattle, as a landmark based upon satisfaction of the following criteria of Code Section 25.12.350:

- (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 the original structure; and 2) the interior of the sanctuary; provided that, nothing herein shall prevent any changes in such features where such changes are necessitated by changes in the liturgy, it being understood that the owner is the exclusive authority on liturgy and is the decisive party in determining what architectural changes are appropriate to the liturgy. Any in-kind maintenance and repair for the above-noted features shall be excluded from the above controls.

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

As a part of Code Section 24.74.020 - Special Exceptions of the City Zoning Ordinance certain incentives are available, on an application basis, to permit in certain circumstances, uses not otherwise permitted within the zone in which the Landmark is located.

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 Venier Building, and deliver one copy to the Director of the Department of Construction and Land Use.

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 this 20th day of December, 1981, and signed by me in open session in authentication of its passage this 20th day of December, 1981.

Approved by me this 4th day of January, 1982.

Filed by me this 11th day of January, 1982.

Attest: Jim Hill, City Controller and City Clerk.

(SEAL) J. HILL, City Controller and City Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, January 7, 1982. (C-884)

C-984

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

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Ordinance No. 110349

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was published on January 7, 1982

.....
J. Haggan
Subscribed and sworn to before me on

.....
January 7, 1982

.....
Robert C. Lamm
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 110349

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