

Ordinance No. 111883

AN ORDINANCE relating to historic preservation, imposing controls upon the Times Square Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

COMPTROLLER
FILE NUMBER

W/P

Council Bill No. 103279

*Recommend.
Do Pass*

INTRODUCED: SEP 20 1982	BY: TO: <i>PC ER</i>
REFERRED:	
REFERRED:	
REFERRED:	
REPORTED: SEP 10 1984	SECOND READING: SEP 10 1984
THIRD READING: SEP 10 1984	SIGNED: SEP 10 1984
PRESENTED TO MAYOR: SEP 11 1984	APPROVED: SEP 17 1984
RETD. TO CITY CLERK: SEP 18 1984	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	<input checked="" type="checkbox"/> SUSTAINED

Jim Shaw

REC'D ONE SEP 1 1984

ORDINANCE 111883

AN ORDINANCE relating to historic preservation, imposing controls upon the Times Square Building, 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 (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 November 4, 1981, voted to approve the nomination of the Times Square Building at 414 Olive Way in Seattle as a Landmark under Code Chapter 25.12; and

WHEREAS, after a public hearing on December 16, 1981, the Board voted to approve the designation of the Times Square Building as a Landmark under Code Chapter 25.12; and

WHEREAS, on March 4, 1982, the Board approved controls and incentives which are not contested by the property owners; 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 Times Square Building more particularly described as:

Lots 1, 2, 3, Block 8, Addition to the Town of Seattle as land off by the Heirs of Sarah A. Bell, deceased

as a Landmark based upon satisfaction of the following criteria of Code 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

- 1 2) It is associated in a significant way with a signi-
2 ficant aspect of the cultural, political, or econo-
3 mic heritage of the community, city, state or
4 nation; and
5 3) It embodies the distinctive visible characteristics
6 of an architectural style, or period, or of a method
7 of construction; and
8 4) Because of its prominence of spatial location,
9 contrasts of siting, age, or scale, it is an easily
10 identifiable visual feature of its neighborhood or
11 the City and contributes to the distinctive quality
12 or identity of such neighborhood or the city;
is hereby acknowledged.

13 Section 2. The following controls upon alteration of the
14 Landmark are hereby imposed:

15 A Certificate of Approval must be obtained or the time
16 for denying a Certificate of Approval must have expired
17 before the owner may make alterations to the entire
18 exterior of the structure.

19 Any in-kind maintenance and repair of the above features and
20 characteristics shall be excluded from the Certificate of
Approval requirement.

21 Section 3. As a part of Code Section 24.74.020, Special
22 Exceptions, certain incentives are available, on an applica-
23 tion basis, to permit in certain circumstances uses not other-
24 wise permitted within the zone in which the Landmark is
located.

25 Section 4. Enforcement of this Ordinance and penalties
26 for its violation shall be as provided in Section 25.12.910 of
27 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.

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 10th day of September, 1984 and signed by me in open session in authentication of its passage this 10th day of September, 1984.

Norman B. Perry
President of the City Council.

Approved by me this 17th day of September, 1984.

Charles P. Royer
Mayor.

Filed by me this 18th day of September, 1984.

Attest: *Gina Hill*
City Comptroller and City Clerk.

(SEAL)

Published.....

By: *Pat Dule*
Deputy Clerk.

RECORDED THIS DATE
OCT 5 12 12 PM '84
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

JEF:rbw
9/8/82

84/10/05 #0701 B
RECD F 5.00
CASHSL *****5.00
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WHEREAS, after a public hearing on December 16, 1981, the Board voted to approve the designation of the Times Square Building as a Landmark under Code Chapter 25.12; and

WHEREAS, on March 4, 1982, the Board approved controls and incentives which are not contested by the property owners; and

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

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Lots 1, 2, 3, Block 8, Addition to the Town of Seattle as land off by the Heirs of Sarah A. Bell, deceased

as a Landmark based upon satisfaction of the following criteria of Code 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

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- 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
- 3) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 4) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the city;

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 the entire exterior of the structure.

Any in-kind maintenance and repair of the above features and characteristics shall be excluded from the Certificate of Approval requirement.

Section 3. As a part of Code Section 24.74.020, Special Exceptions, 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.

(To be used for all Ordinances except Emergency.)

Return to

TIM HILL, CITY COMPTROLLER
101 SEATTLE MUNICIPAL BUILDING
SEATTLE, WA 98104

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.

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

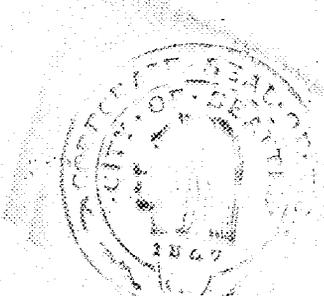
I, TIM HILL, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this

TIM HILL
Comptroller and City Clerk

By:

Earl Dull
Deputy Clerk



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 10th day of September, 1984

and signed by me in open session in authentication of its passage this 10th day of September, 1984.

Lawrence J. Kelly
President of the City Council.

Approved by me this 17th day of September, 1984.

Charles Royer
Mayor.

Filed by me this 18th day of September, 1984

Attest: *Tim Hill*
City Comptroller and City Clerk

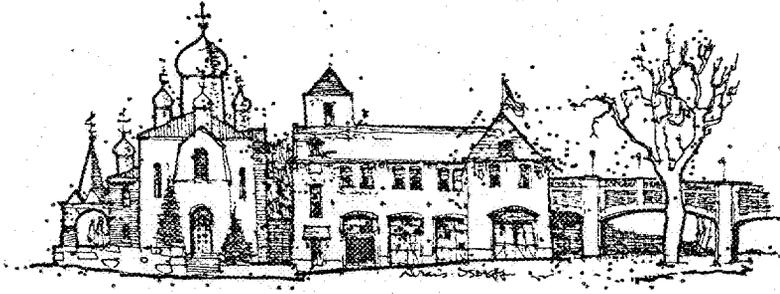
(SEAL)

Published.....

By: *Earl Dull*
Deputy Clerk

8410050701

4113



COPY OF WITHIN RECEIVED

JUN 15 1982

The City of Seattle

LPB-105/82

Landmarks Preservation Board

Douglas N. Jewett
CITY ATTORNEY

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

June 14, 1982

Crawford
Fearn
EAE

Mr. James Fearn
Law Department
10th Floor, Municipal Building
Seattle, Washington 98104

SUBJECT: Requests for Ordinance Drafts - Landmarks:

- Drake House
- First African Methodist Episcopal Church
- Georgetown Steam Plant
- Handschy/Kistler House
- Home of Good Shepherd
- Nelson/Steinbrueck House
- Ramsing House
- St. James Cathedral, Rectory & Site
- Times Square Building

Dear James:

Enclosed is pertinent documentation on the subject nine Landmark proceedings which require draft designating ordinances. Roberta compiled these materials before she left and she tells me that she mentioned most of these properties to Alan Osaki, of Sibonga's staff, at their meeting so he should know they are coming. All these cases involved owner agreement/no opposition.

Also enclosed is the draft ordinance for the First Avenue Groups with Roberta's comments.

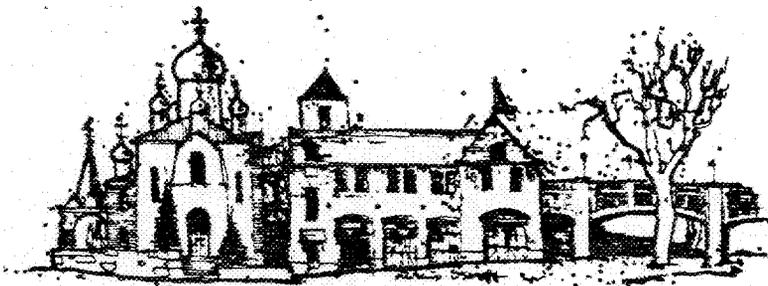
Please let me know when the draft ordinances for these cases are ready to transmit to Ms. Sibonga's committee, and call me should there be any questions.

Sincerely,

Earl Layman
City Historic Preservation Officer

EDL:dn

cc: Alan Osaki



The City of Seattle

Landmarks Preservation Board LPB-47 /82

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

NOTICE OF APPROVAL OF AGREEMENT ON PROPOSED LANDMARK CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

Name of Landmark: Times Square Building
Address: 414 Olive Way

At their meeting held on March 17, 1982 the City of Seattle's Landmarks Preservation Board reviewed and approved the attached Agreement on proposed Controls and Incentives and voted to transmit the necessary documentation to the City Council for their action pursuant to the Landmarks Preservation Ordinance #106348.

ISSUED: March 23, 1982 .

Earl D. Layman, City Historic Preservation Officer

by:

Roberta Deering
Roberta Deering, Landmarks Preservation Coordinator

Attachment

cc: William Krippaehne, Chairman
William Justen, D.C.L.U.
414 Olive Associates



The City of Seattle

LPB-31/82

Landmarks Preservation Board

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

AGREEMENT ON CONTROLS AND INCENTIVES FOR RECOMMENDATION TO THE SEATTLE CITY COUNCIL

The Times Square Building, 414 Olive Way

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

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 alterations or significant changes to:

- the entire exterior of the structure,

provided that, any in-kind maintenance and repairs for the above noted features shall be excluded from the Certificate of Approval requirement.

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

- the incentives to all Seattle Landmarks, on an application basis, under the Zoning Code.

James R. McFadyen 2/26/82
 414 Olive Associates, (date)
 Owner

Earl D. Layman 030482
 Earl D. Layman,
 City Historic Preservation officer

RD:dn



The City of Seattle

Landmarks Preservation Board

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

LPB-01/82

REPORT ON DESIGNATION

Property: Times Square Building
414 Olive Way

Legal Description: Heir's of Sarah A. Bell's Addition,
Block 8, Lot 1, 2, 3 (entire).

At a Public Hearing held Wednesday, December 16, 1981, the City of Seattle's Landmarks Preservation Board voted to approve Designation of the Times Square Building as a City Landmark. Designation was approved based upon satisfaction of the following designation criteria from the Landmarks Preservation Ordinance #106348:

Section 3.01 (2) It is associated in a significant way with the life of a person important in the history of the city, state, or nation.

The Times Building is a significant design produced by the early, long-standing and influential architectural firm of Bebb and Gould. Examples of important structures in which one or the other of these men or both were involved include the Hoge Building, Frye Hotel, Rainier Club, the University of Washington Master Plan, Suzzalo Library and six other buildings on the UW campus, the U.S. Marine Hospital, Lakeside School, St. Nicholas School, the Seattle Art Museum, the Government Locks in Ballard, and many other buildings. Both men played important roles in the American Institute of Architects, both on a state and local level, and the Society of Beaux Arts Architects.

Section 3.01 (3) 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.

From 1916 when the building was completed until 1931, the Times Building was the location of the Times daily newspaper which has long been one of the major publications of the Northwest, and as such has been an important voice in the City and State.

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

The Times Building is one of our earlier, better designed and more richly ornamented steel-framed, terra cotta clad, commercial buildings in Seattle, and especially in the Downtown. Although this building is not overly tall, when it was built it was no longer feasible nor philosophically desirable to clad a steel frame structure in heavy masonry, and thus this light-weight, economical and weather-proof material (terra cotta) was skillfully employed in this design.

Section 3.01 (6) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

The building completely filled a free-standing triangular block in the northern edge or almost boundary between the downtown and the Denny Regrade area. Since it is completely surrounded by streets, and although it is increasingly surrounded by higher and newer buildings, because of its shape and high visibility, it will long remain a visual landmark.

Features/Characteristics to be preserved:

The entire exterior of the building.

Issued: 12/30/81
Earl D. Layman
City Historic Preservation Officer

by 
Roberta Deering
Landmarks Preservation Coordinator
01/94/82

cc: William Justen, D.C.L.U.
414 Olive Associates VIA CERTIFIED MAIL
William Krippaehne, Chairman
Bill Staltzer, DCD
Ellen Petersen, Law Dept.



The City of Seattle

Landmarks Preservation Board

LPB-284 /81

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

November 9, 1981

NOTICE AND REPORT ON APPROVAL OF LANDMARK NOMINATION

Name of Property: TIMES SQUARE BUILDING, 414 Olive Way.

Legal Description: Heir's of Sarah A. Bell's Addition, Block 8, Lot 1,2,3,
(entire)

Features Proposed for Preservation: the entire exterior of the entire
building.

Date of Nomination Approval: November 4, 1981.

Date of Public Hearing to Consider Landmark Designation: Wednesday,
December 16, 1981 @ 3:30 p.m. in the 4th Floor Hearing Room, 400 Yesler Building,
Seattle.

While proceedings pursuant to Landmarks Preservation Ordinance 106348 are pending, and thereafter if a designating ordinance is enacted, a Certificate of Approval must be obtained before anyone may: 1) make alterations or significant changes to specified features proposed for preservation noted above, or thereafter specified in the Report on approval of Landmark designation, or set forth in the decision of the Hearing Examiner; or, 2) make alterations or significant changes to specific controlled features of such Landmark specified in a designating ordinance.

All proceedings to review the action of the Board at the Hearing to consider Landmark designation will be based on the record made at such Hearing and no further right to present evidence on the issue of designation is afforded pursuant to Ordinance 106348.

Issued:

Earl D. Layman, City Historic Preservation Officer

by: *Roberta Deering*
Roberta Deering, Landmarks Preservation Coordinator

cc: William Krippaehne, Jr., Chairman
William Justen, D.C.L.U.
Douglas McFadyen and Steve Koehler- VIA CERTIFIED MAIL -
Al Bumgardner, Architect - VIA CERTIFIED MAIL -
Westlake Project Office, D.C.D.

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. 111883

..... was published on September 20, 1984

B. Blaw

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

..... September 20, 1984

Yvonne Summers
.....
Notary Public for the State of Washington,
residing in Seattle.

City of Seattle

ORDINANCE 11883

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Passed by the City Council the 10th day of September, 1984

and signed by me in open session in authentication of its passage this 10th day of September, 1984
M. J. [Signature]
President of the City Council

Approved by me this 17th day of September, 1984
Charles [Signature]
Mayor

Filed by me this 18th day of September, 1984

Attest: Tim Hill
City Comptroller and City Clerk

(SEAL)

By: [Signature]
Deputy Clerk

Publication ordered by TIM HILL, Comptroller and City Clerk.
Date of official publication in Daily Journal of Commerce: Seattle, September 26, 1984.
(C 198)