

ORDINANCE No. 113088

COUNCIL BILL No. 105730

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

The City of Seattle

Honorable President:

Your Committee on _____

to which was referred the within report that we have considered the

COMPTROLLER FILE No. _____

REC'D CLERK SEP 29 1986

Introduced: <u>9-2-86</u>	By: <u>Street</u>
Referred: <u>9-2-86</u>	To: <u>Land Use</u>
Referred:	To:
Referred:	To:
Reported: <u>SEP 29 1986</u>	Second Reading: <u>SEP 29 1986</u>
Third Reading: <u>SEP 29 1986</u>	Signed: <u>SEP 29 1986</u>
Presented to Mayor: <u>SEP 30 1986</u>	Approved: <u>OCT 6 1986</u>
Returned to City Clerk: <u>OCT 6 1986</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

Land Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on

LAND USE

was referred the within Council Bill No.

105730

that we have considered the same and respectfully recommend that the same:

Pass

9/29/86

Vote 8-0



Committee Chair

ORDINANCE 1130PP

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AN ORDINANCE relating to historic preservation, imposing controls upon the Brooklyn 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 (SMC), 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 April 17, 1985, voted to approve the nomination of the Brooklyn Building at 1222 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 5, 1985, the Board voted to approve the designation of the Brooklyn Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 4, 1985, the Board and the owners of the designated property agreed to controls and incentives; 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 Brooklyn Building, more particularly described as: A. A. Denny's Second Addition, Block 5, Lot 1, as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

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

is hereby acknowledged.

Section 2. To assure the preservation of the specified features and characteristics of the Landmark, the following controls shall be imposed:

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2 Any deviation from the above description of the porch,
3 shall require a Certificate of Approval from the Landmarks
4 Preservation Board.

5 In-Kind Maintenance and Repair

6 In-kind maintenance and repairs are excluded from the
7 Certificate of Approval requirement provided a Statement of
8 Intent is filed with the City Historic Preservation Officer
9 prior to initiation of such work.

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

13 1) As part of Code Section 24.74.020, of the Seattle
14 Municipal Code entitled Special Exceptions; and SMC
15 Sections 23.44.26; or 23.45.124 administrative Conditional
16 Uses; certain incentives are available, on an application
17 basis, to authorize, under certain circumstances, uses in a
18 designated Landmark that are not otherwise permitted in the
19 zone in which the Landmark is located.

20 2) Building and Energy Code exceptions on an
21 application basis.

22 Section 4. Enforcement of this Ordinance and
23 penalties for its violation shall be as provided in Section.
24 25.12.910 of the Seattle Municipal Code.
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1
2 A Certificate of Approval, issued by the City of Seattle's
3 Landmarks Preservation Board pursuant to City Ordinance
4 106348, must be obtained or the time for denying a
5 Certificate of Approval must have expired before the owner
6 may make alterations or significant changes to the
7 following specified features:

8
9 The north, west and south walls

10 Conceptual approval for the Brooklyn Building
11 restoration/reconstruction is granted for the work items
12 listed below. Actual removal or alteration of designated
13 features shall not proceed without obtaining a Certificate
14 of Approval from the Landmarks Preservation Board.

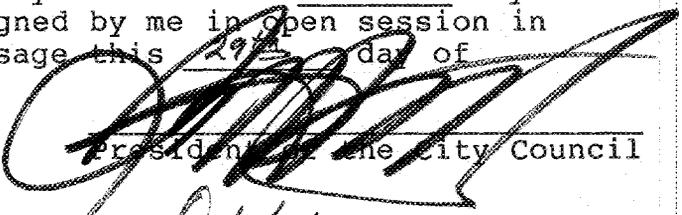
- 15 1. North and West Exterior Walls: Conceptual approval is
16 granted for the removal of the classical ornament and
17 rusticated tile treatment on the first story, provided
18 that the original rusticated brick treatment of the
19 exterior walls is restored, in accordance with Exhibit
20 A (photograph) and Exhibit B (drawings).
- 21 2. South Exterior Wall: Conceptual approval is granted
22 for the removal of the south wall provided that it is
23 replaced in accordance with Exhibit C (drawing) and
24 that a program for insuring the protection of
25 designated features during demolition and
26 reinstatement of the wall is approved by the Landmarks
27 Board.
- 28 3. Conceptual approval is granted for painting and
sealing the building. Paint color and sealant
material must be approved by the Landmarks Board.
4. Approval is granted for the installation of a porch
(Exhibit D) that will be attached to the south
elevation of the Brooklyn Building. Its floor will
correspond with the height of the horizontal band that
separates first and second stories on the west
elevation of the Brooklyn. It will extend no further
than 35 feet from the new south wall of the building,
and it will incorporate the following features:
 - A. Support piers that are aligned with those of the
new south wall of the Brooklyn and whose footprint is
no larger than 5 feet x 2 feet, 6 inches.
 - B. A porch railing no higher than 3 feet, 6 inches
that affords maximum transparency subject to
applicable building codes, so as not to obscure the
features of the new south wall of the Brooklyn.

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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.

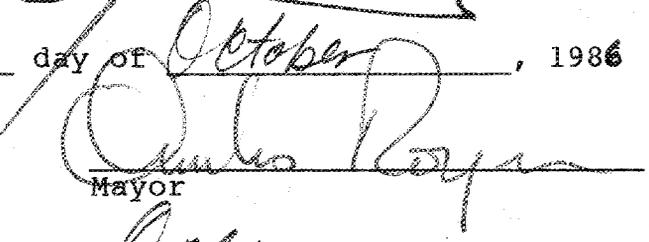
Section 6.

PASSED by the City Council the 29th day of September, 1986, and signed by me in open session in authentication of its passage this 29th day of September, 1986.



President of the City Council

Approved by me this 6th day of October, 1986



Mayor

Filed by me this 6th day of October, 1986

ATTEST:

Norward J. Brooks

City Comptroller and City Clerk

By:

Margaret Carter, Deputy Clerk

(SEAL)

Published _____

A&CS
30.12

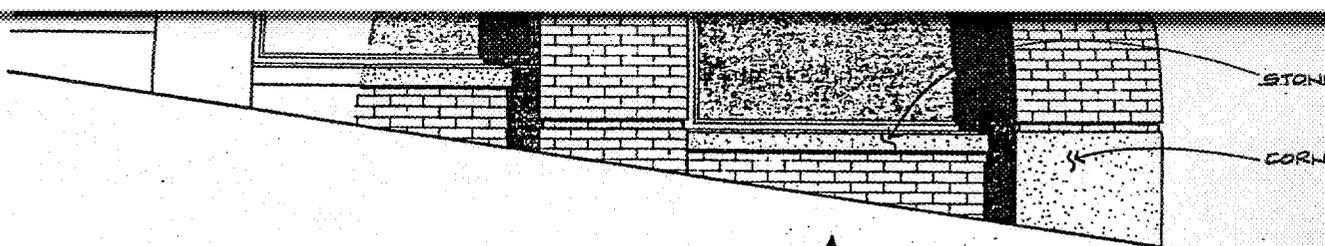
BROOKLYN BUILDING

EXHIBITS

A

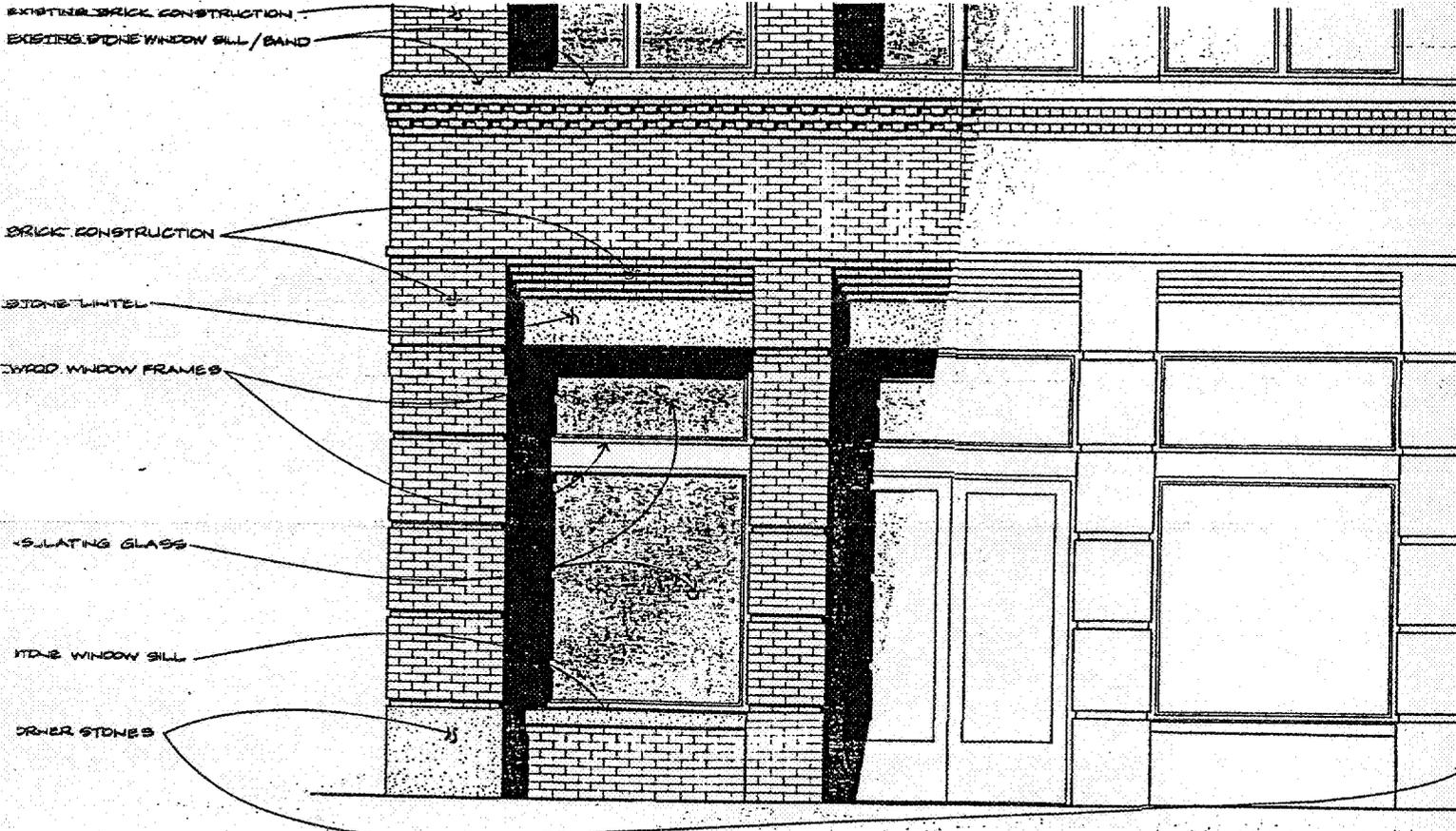


Brooklyn Building
Exhibit A



Partial North Elevation A

1/2" : 1'-0"



Partial West Elevation B

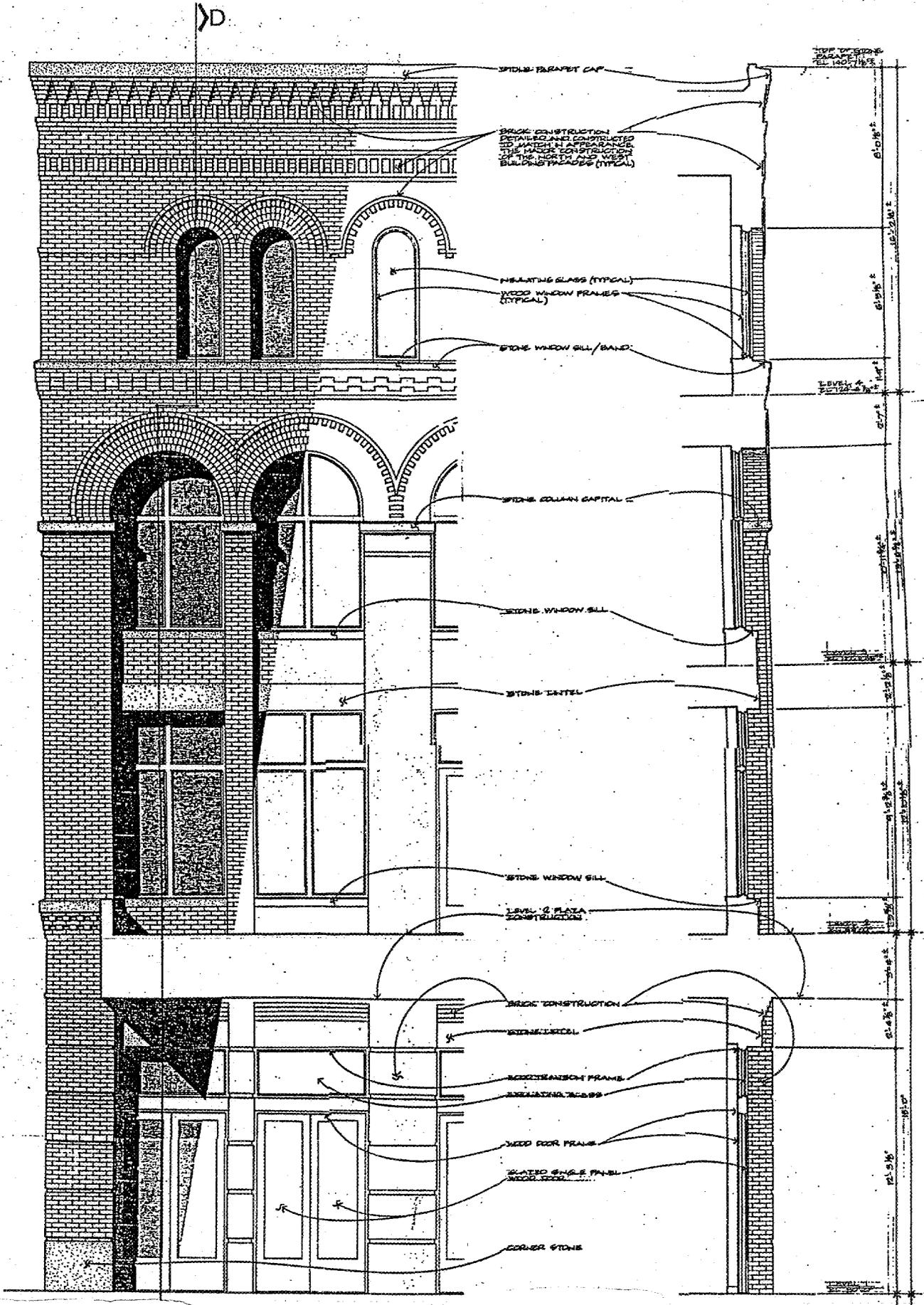
1/2" : 1'-0"

BROOKLYN BUILDING

BLOCK FIVE
1201 THIRD AVENUE

Wright Runstad & Company

Brook
Exhib



Partial South Elevation C

1/2" = 1'-0"

Wall Section D

1/2" = 1'-0"

BROOKLYN BUILDING

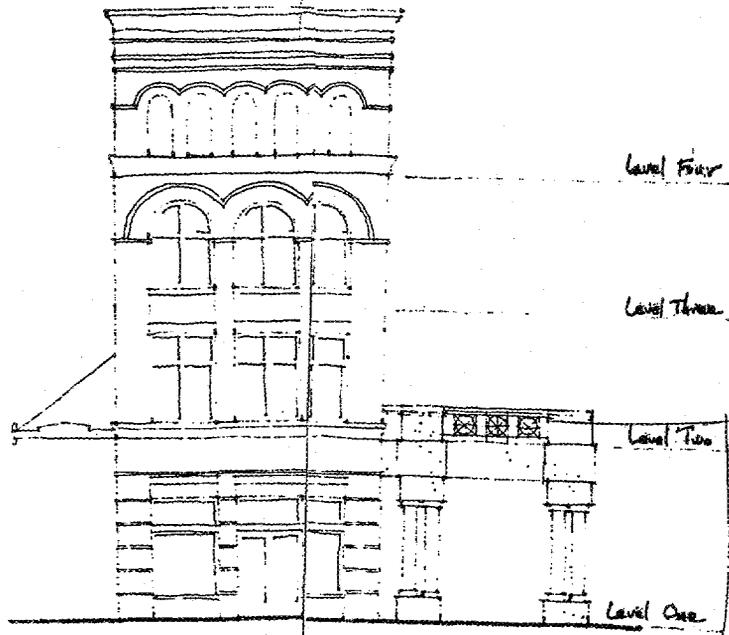
BLOCK FIVE
1201 THIRD AVENUE

Wright Runstad & Company

Brooklyn Building
Exhibit C

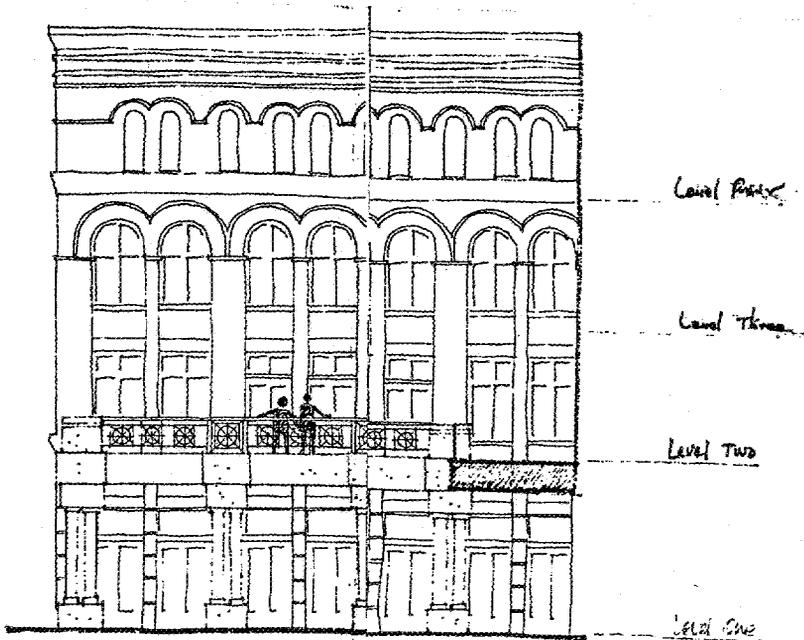
B3

D



West Elevation

Second Floor
Balcony



South Elevation

Brooklyn Building
Exhibit D

MCK

The McKelvey Architects
A Professional Service Corporation
111 Third Avenue, Suite 2400
New York, New York 10003

E

UNIVERSITY

235'-0"

1/2"

2 1/4"

239'-8"

PDP 2

SECOND AVE.

239'-8"

1 1/2"

5/8"

235'-0"

1/2"

SENECA

Brooklyn Bldg Fiber Rights
1st Floor 204

Brooklyn Building
Exhibit E

1985 NOV 26 PM 2:59

COMPTROLLER AND CITY CLERK

86/10/13
RECD F
CRSHSL

#0789 B

8.0

ORDINANCE 1130PP

1 AN ORDINANCE relating to historic preservation, imposing
2 controls upon the Brooklyn Building, a Landmark
3 designated by the Landmarks Preservation Board under
4 Chapter 25.12 of the Seattle Municipal Code (Ordinance
5 106348).

6 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the
7 Seattle Municipal Code (SMC), establishes a procedure
8 for the designation and preservation of structures and
9 areas having historical, cultural, architectural,
10 engineering or geographic importance; and

11 WHEREAS, The Landmarks Preservation Board after a public
12 hearing on April 17, 1985, voted to approve the
13 nomination of the Brooklyn Building at 1222 Second
14 Avenue in Seattle as a Landmark under SMC Chapter
15 25.12; and

16 WHEREAS, after a public hearing on June 5, 1985, the Board
17 voted to approve the designation of the Brooklyn
18 Building as a Landmark under SMC Chapter 25.12; and

19 WHEREAS, on December 4, 1985, the Board and the owners of
20 the designated property agreed to controls and
21 incentives; and

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

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

25 Section 1. That the designation by the Landmarks
26 Preservation Board of the Brooklyn Building, more
27 particularly described as: A. A. Denny's Second Addition,
28 Block 5, Lot 1, as a Landmark based upon satisfaction of
the following criteria of SMC Section 25.12.350:

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

is hereby acknowledged.

Section 2. To assure the preservation of the
specified features and characteristics of the Landmark, the
following controls shall be imposed:

8610130789

RECEIVED THIS DAY
OCT 13 2 58 PM '85
BY THE DIVISION OF
RECORDS & COMMUNITY
RELATIONS

8610130789

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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 must have expired before the owner may make alterations or significant changes to the following specified features:

The north, west and south walls

Conceptual approval for the Brooklyn Building restoration/reconstruction is granted for the work items listed below. Actual removal or alteration of designated features shall not proceed without obtaining a Certificate of Approval from the Landmarks Preservation Board.

1. North and West Exterior Walls: Conceptual approval is granted for the removal of the classical ornament and rusticated tile treatment on the first story, provided that the original rusticated brick treatment of the exterior walls is restored, in accordance with Exhibit A (photograph) and Exhibit B (drawings).
2. South Exterior Wall: Conceptual approval is granted for the removal of the south wall provided that it is replaced in accordance with Exhibit C (drawing) and that a program for insuring the protection of designated features during demolition and reinstatement of the wall is approved by the Landmarks Board.
3. Conceptual approval is granted for painting and sealing the building. Paint color and sealant material must be approved by the Landmarks Board.
4. Approval is granted for the installation of a porch (Exhibit D) that will be attached to the south elevation of the Brooklyn Building. Its floor will correspond with the height of the horizontal band that separates first and second stories on the west elevation of the Brooklyn. It will extend no further than 35 feet from the new south wall of the building, and it will incorporate the following features:
 - A. Support piers that are aligned with those of the new south wall of the Brooklyn and whose footprint is no larger than 5 feet x 2 feet, 6 inches.
 - B. A porch railing no higher than 3 feet, 6 inches that affords maximum transparency subject to applicable building codes, so as not to obscure the features of the new south wall of the Brooklyn.

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2 Any deviation from the above description of the porch,
3 shall require a Certificate of Approval from the Landmarks
4 Preservation Board.

5 In-Kind Maintenance and Repair

6 In-kind maintenance and repairs are excluded from the
7 Certificate of Approval requirement provided a Statement of
8 Intent is filed with the City Historic Preservation Officer
9 prior to initiation of such work.

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

13 1) As part of Code Section 24.74.020, of the Seattle
14 Municipal Code entitled Special Exceptions; and SMC
15 Sections 23.44.26; or 23.45.124 administrative Conditional
16 Uses; certain incentives are available, on an application
17 basis, to authorize, under certain circumstances, uses in a
18 designated Landmark that are not otherwise permitted in the
19 zone in which the Landmark is located.

20 2) Building and Energy Code exceptions on an
21 application basis.

22 Section 4. Enforcement of this Ordinance and
23 penalties for its violation shall be as provided in Section.
24 25.12.910 of the Seattle Municipal Code.
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8610130789

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

I, NORWARD J. BROOKS, 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 18th day of October, 1986

Return to: FILED for record at Request Of

NORWARD J. BROOKS
Comptroller and City Clerk

NORWARD J. BROOKS CITY COMPTROLLER
101 SEATTLE MUNICIPAL BUILDING
SEATTLE, WA 98104

By: Margaret Carter
Deputy Clerk



8610130789

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.

PASSED by the City Council the 27th day of September, 1986, and signed by me in open session in authentication of its passage this 29th day of September, 1986.

[Signature]
President of the City Council

Approved by me this 6th day of October, 1986

[Signature]
Mayor

Filed by me this 6th day of October, 1986

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

By: Margaret Carter, Deputy Clerk

(SEAL)

Published _____

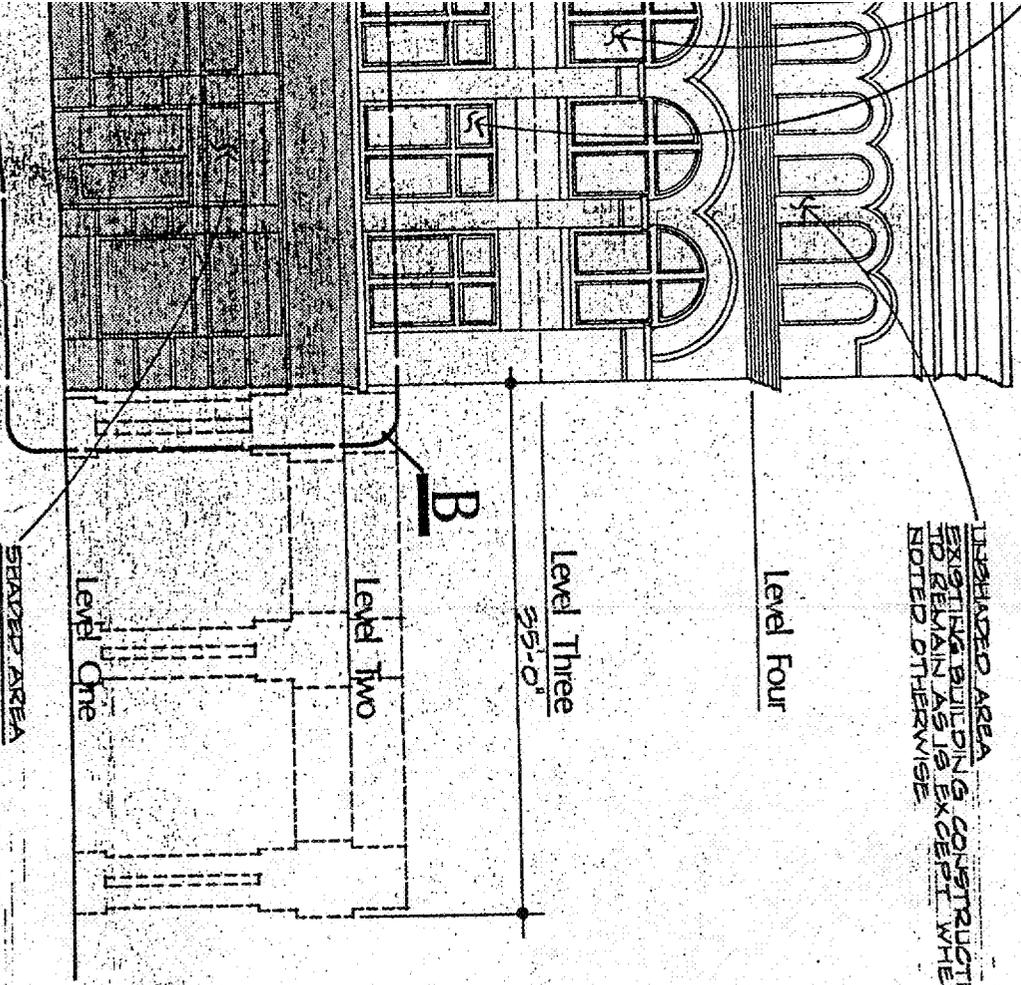
A&CS
30.12

CITY COMPTROLLER
101 SEATTLE MUNICIPAL BUILDING
SEATTLE, WA 98104

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EXISTING DOORS ETC. TO BE REMOVED THIS AREA AND NEW BRICK STONE AND WINDOW CONSTRUCTION TO BE PROVIDED AS SHOWN

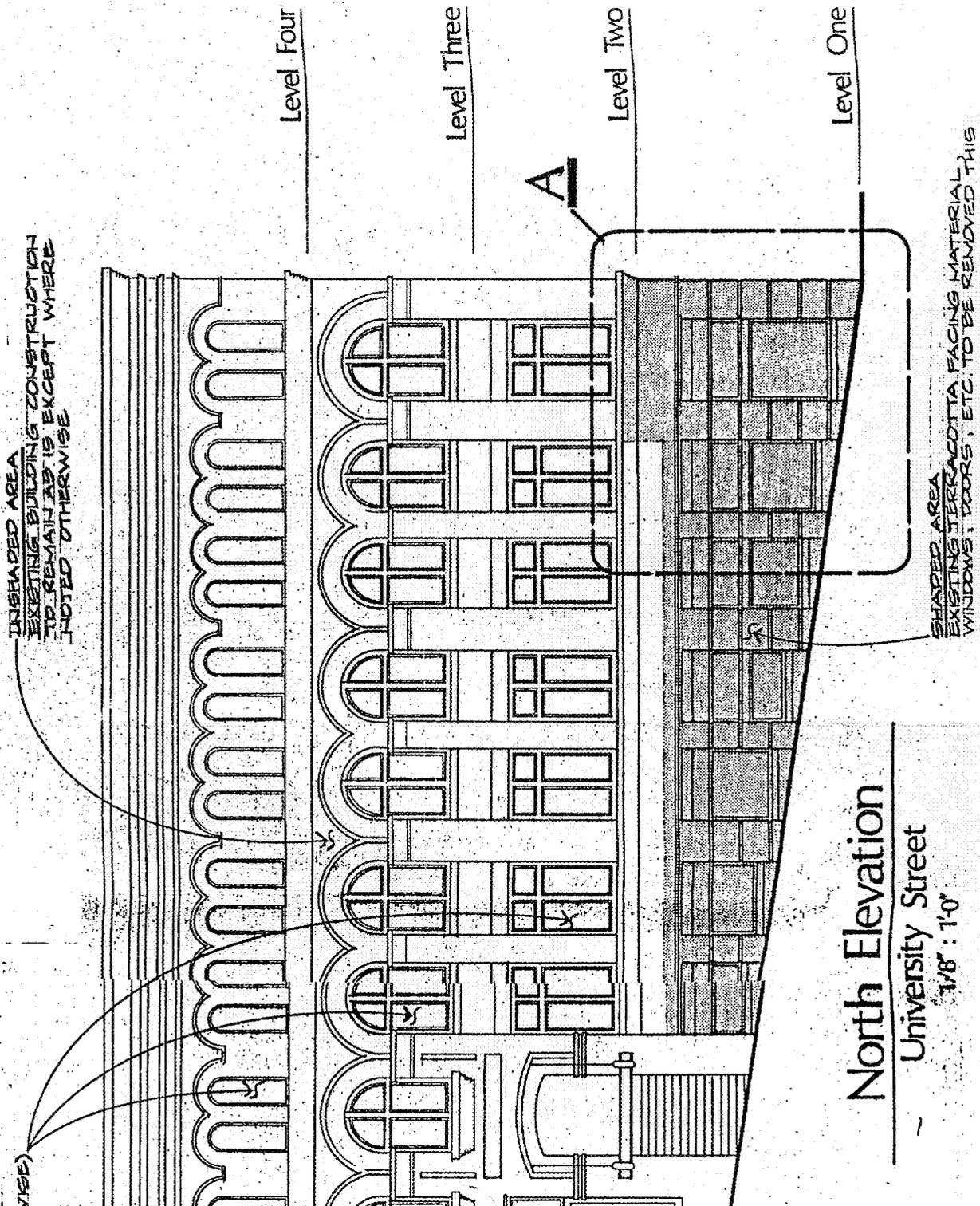
TERRAZED AREA EXISTING BUILDING CONSTRUCTION TO REMAIN AS IS EXCEPT WHERE NOTED OTHERWISE



West Elevation
Second Avenue
1/8" = 1'-0"

SHADED AREA EXISTING TERRAZZOTA FACING MATERIALS WINDOW SILLERS ETC. TO BE REMOVED THIS AREA AND NEW BRICK STONE WINDOW AND DOOR CONSTRUCTION TO BE PROVIDED AS SHOWN

Brooklyn Building
Exhibit B



UNSHADED AREA
EXISTING BUILDING CONSTRUCTION
TO REMAIN AS IS EXCEPT WHERE
NOTED OTHERWISE

SHAPED AREA
EXISTING TERRAZZOTTA FACING MATERIAL
WINDOWS, DOORS, ETC. TO BE REMOVED THIS

North Elevation

University Street

1/8" = 1'-0"

B-1

Brooklyn Building: Exhibit B

GENERAL NOTES

- Existing brick and stone work to be repaired as required with all mortar joints repointed.
- New brick, used for patching of areas to remain as is, to be sandblasted to match existing brick in texture.
- New brick construction below Level 2 at North and West Elevations and all brick construction of South Elevation to have smooth untextured factory finished faces.
- New stone construction below Level 2 at North and West Elevations and all stone construction of South Elevation to be smooth faced.
- All brick and stone masonry work (existing and new) to be painted with a quality masonry paint - color as approved.
- Window and door frames to be wood construction with approved finish.

Level Four

Level Three

Level Two

Level One

LEVEL 2 PLAZA CONSTRUCTION

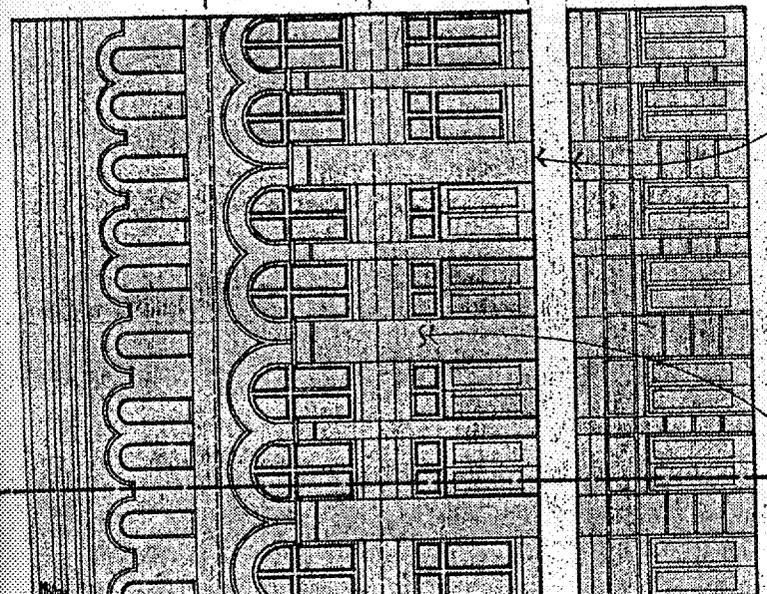
South Elevation

1/8" = 1'-0"

BROOKLYN BUILDING

BLOCK FIVE
201 THIRD AVENUE

ght Runstad & Company



Level Four

Level Three

Level Two

Level One

LEVEL 2 PLAZA CONSTRUCTION

South Elevation

1/8" = 1'-0"

BROOKLYN BUILDING

BLOCK FIVE
1201 THIRD AVENUE

Wright Runstad & Company

GENERAL NOTES

Existing brick and stone work to be repaired as required with all mortar joints repointed.

New brick, used for patching of areas to remain as is, to be subsubstantiated to match existing brick in texture.

New brick construction below Level 2 at North and West Elevations and all brick construction of South Elevation to have smooth untextured factory finished faces.

New stone construction below Level 2 at North and West Elevations and all stone construction of South Elevation to be smooth faced.

All brick and stone masonry work (existing and new) to be painted with a quality masonry paint - color as approved.

Window and door frames to be wood construction, with approved finish.

Brooklyn Building: Exhibit B

B-1

Brooklyn Building Exhibit B



The City of Seattle

LPB-261/86

Landmarks Preservation Board

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

August 21, 1986

Councilmember Jim Street
Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

Dear Councilmember Street:

The Landmarks Preservation Board is submitting the following designating ordinances for consideration by the Land Use Committee and the City Council:

Fire Station #2, 2318 Fourth Avenue
Hiawatha Playfield, 2700 California S.W.
Brooklyn Building, 1222 Second Avenue

Please contact Karen Gordon at 625-4260 or Ellen Miller-Wolfe at 625-5666 if you have any questions.

Thank you for your consideration of these ordinances.

Sincerely,

Susan D. Boyle
Chair

Affidavit of Publication

C-505X

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 113088

was published on October 10, 1986

B. Blair
Subscribed and sworn to before me on

October 10, 1986

Richard C. Jones
Notary Public for the State of Washington,
residing in Seattle.

AN ORDINANCE relating to historic landmarks, imposing controls upon the Brooklyn 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 (SMC), 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 April 17, 1985, voted to approve the nomination of the Brooklyn Building at 1222 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 5, 1985, the Board voted to approve the designation of the Brooklyn Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 4, 1985, the Board and the owners of the designated property agreed to controls and incentives; 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 Brooklyn Building, more particularly described as: A. A. Denny's Second Addition, Block 5, Lot 1, as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

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

is hereby acknowledged.

Section 2. To assure the preservation of the specified features and characteristics of the Landmark, the following controls shall be imposed:

Any deviation from the above description of the porch, shall require a Certificate of Approval from the Landmarks Preservation Board.

In-Kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval requirement provided a Statement of Intent is filed with the City Historic Preservation Officer prior to initiation of such work.

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

1) As part of Code Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.20; or 23.45.124 administrative Conditional Uses; certain incentives are available, on an application basis, to authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zones in which the Landmark is located.

2) Building and Energy Code exceptions 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.

Section 6.

Passed by the City Council the 29th day of September, 1986, and signed by me in open session in authentication of its passage this 29th day of September, 1986.

SAM SMITH,
President of the City Council.

Approved by me this 6th day of October, 1986.

CHARLES ROYER,
Mayor.

Filed by me this 6th day of October, 1986.

Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.

(Seal) By MARGARET CARTER,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, October 10, 1986. (C-515-X)

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 must have expired before the owner may make alterations or significant changes to the following specified features:

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2. South Exterior Wall: Conceptual approval is granted for the removal of the south wall provided that it is replaced in accordance with Exhibit C (drawing) and that a program for insuring the protection of designated features during demolition and reinstatement of the wall is approved by the Landmarks Board.
3. Conceptual approval is granted for painting and sealing the building. Paint color and sealant material must be approved by the Landmarks Board.
4. Approval is granted for the installation of a porch (Exhibit D) that will be attached to the south elevation of the Brooklyn Building. Its floor will correspond with the height of the horizontal band that separates first and second stories on the west elevation of the Brooklyn. It will extend no further than 15 feet from the new south wall of the building, and it will incorporate the following features:

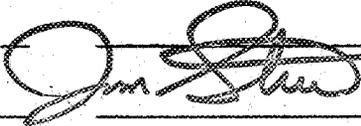
A. Support piers that are aligned with those of the new south wall of the Brooklyn and whose footprint is no larger than 5 feet x 2 feet, 6 inches.

B. A porch railing no higher than 3 feet, 6 inches that affords maximum transparency subject to applicable building codes, so as not to obscure the feature of the new south wall of the Brooklyn.

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE