

ORDINANCE No.

113427

COUNCIL BILL No.

106098

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

The City of

Honorable President:

Your Committee on

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

COMPTROLLER FILE No.

Introduced: April 13, 1987	By: J. Street
Referred: April 13, 1987	To: LAND USE
Referred:	To:
Referred:	To:
Reported: MAY 11 1987	Second Reading: MAY 11 1987
Third Reading: MAY 11 1987	Signed: MAY 11 1987
Presented to Mayor: MAY 12 1987	Approved: MAY 18 1987
Returned to City Clerk: MAY 18 1987	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

RECD Clk. MAY 12 1987

Voted

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.

106098

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

Pass

5/1/87

Vote 7-0



Committee Chair

#44

CB 106098

ORDINANCE 113427

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

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

10 WHEREAS, the Landmarks Preservation Board after a public
11 hearing on March 7, 1984, voted to approve the nomination
12 of the L.C. Smith Building (Smith Tower) at 502-508 Second
13 Avenue in Seattle as a Landmark under SMC Chapter 25.12;
and

14 WHEREAS, after a public hearing on June 6, 1984, the Board
15 voted to approve the designation of the L.C. Smith
16 Building (Smith Tower) as a Landmark under SMC Chapter
25.12; and

17 WHEREAS, on November 19, 1984, the Board and the owners of the
18 designated property agreed to controls and incentives; and

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

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

22 Section 1. That the designation by the Landmarks Preser-
23 vation Board of the L.C. Smith Building (Smith Tower) more
24 particularly described as:

25 Boren and Denny's Addition, Block 2, Lots 5 and 8
26 as a Landmark based upon satisfaction of the following cri-
27 teria of SMC Section 25.12.350:

- 28 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
2. It embodies the distinctive visible characteristics
of an architectural style, or period, or of a method
of construction; and
3. 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.

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

3 A Certificate of Approval, issued by the City of
4 Seattle's Landmark Preservation Board pursuant to City
5 Ordinance 106348 must be obtained, or the time for denying
6 a Certificate of Approval application must have expired,
7 before the owner may make alterations or significant
8 changes to:

- 9
- 10 1) The first and second floor lobbies and public corri-
11 dors including wainscoating, onyx wall covering,
12 brass grill work, tile floors, elevator grill work,
13 hall lanterns, call buttons, mail chutes, doors and
14 trim, plaster ceiling decoration and carved Indian
15 heads;
 - 16 2) The elevator lobby on floors 3 through 21 including
17 the elevator grill work, hall lanterns, call buttons,
18 mail and telegraph chutes, doors, trim, wainscoating
19 and the tile floors; a Certificate of Approval is not
20 required if floors 3-9 and 11-20 are altered in con-
21 formance with the attached plans (Attachment A on
22 file with the Office of Conservation). If proposed
23 alterations to the approved plan are determined not
24 to be significant by the City Historic Preservation
25 Officer, the City Historic Preservation Office is
26 empowered by the Landmarks Preservation Board to
27 grant a Certificate of Approval. If the proposed
28 alterations to the approved plan are determined to be
significant by the City Historic Preservation
Officer, the Landmarks Preservation Board must review
the proposal and issue a Certificate of Approval;
 - 3) The interiors of the elevators to include grill
work, ceiling panels, light fixtures and operating
equipment, operating equipment to be retained in ele-
vator car #8 only;
 - 4) The original intact corridor plan on floors 10 and 32
to include doors, trim, wall coverings and fixtures
in the corridor and to include the public lavatories
on these floors; and,
 - 5) On the 35th floor, the Chinese Temple Room ceiling
and the elevator machine room and machinery; in the
event the original machinery must be replaced, a Cer-
tificate of Approval is not required; however, the
Landmarks Preservation Board and the City Historic
Preservation Officer shall be notified before the
replacement is made.

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

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

4 1) SMC Section 24.74.020 entitled Special
5 Exceptions, and SMC Sections 23.44.26 and 23.45.124,
6 Administrative Conditional Uses, authorize, under
7 certain circumstances, uses in a designated Landmark
8 that are not otherwise permitted in the zone the
9 Landmark is located.

10 2) Building and Energy Code exceptions on an
11 application basis.

12 3) The availability of the Historic Preser-
13 vation Special Tax Valuation (RCW Chapter 84.26) to
14 all Seattle Landmarks subject to controls imposed by
15 a designation ordinance on an application basis.

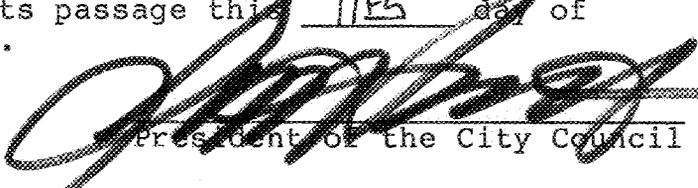
16 Section 4. Enforcement of this Ordinance and penalties
17 for its violation shall be as provided in Section 25.12.910 of
18 the Seattle Municipal Code.

19 Section 5. The City Clerk is hereby directed to record
20 this ordinance with the King County Director of Records and
21 Elections, deliver two copies to the City Historic Preser-
22 vation Officer, 400 Yesler Building, and deliver one copy to
23 the Director of the Department of Construction and Land Use.
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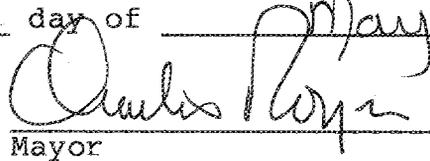
Section 6.

PASSED by the City Council the 11th day of May, 1987, and signed by me in open session in authentication of its passage this 11th day of May, 1987.



President of the City Council

Approved by me this 18th day of May, 1987



Mayor

Filed by me this 18th day of May, 1987

ATTEST: Norman J. Brooks

City Comptroller and City Clerk

(SEAL) BY: Theresa Dunbar

Deputy

Published _____

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RECEIVED THIS DAY

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CB 106098

MAY 29 3 20 PM '87

BY THE DIVISION OF
RECORDS & COMMUNICATIONS
KING COUNTY

ORDINANCE 113427

AN ORDINANCE relating to historic preservation, imposing controls upon the L.C. Smith Building (Smith Tower), 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 March 7, 1984, voted to approve the nomination of the L.C. Smith Building (Smith Tower) at 502-508 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 6, 1984, the Board voted to approve the designation of the L.C. Smith Building (Smith Tower) as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 19, 1984, 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 L.C. Smith Building (Smith Tower) more particularly described as:

Boren and Denny's Addition, Block 2, Lots 5 and 8 as a Landmark based upon satisfaction of the following criteria of SMC 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
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
3. 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.

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

3 A Certificate of Approval, issued by the City of
4 Seattle's Landmark Preservation Board pursuant to City
5 Ordinance 106348 must be obtained, or the time for denying
6 a Certificate of Approval application must have expired,
7 before the owner may make alterations or significant
8 changes to:

- 9
- 10 1) The first and second floor lobbies and public corri-
11 dors including wainscoating, onyx wall covering,
12 brass grill work, tile floors, elevator grill work,
13 hall lanterns, call buttons, mail chutes, doors and
14 trim, plaster ceiling decoration and carved Indian
15 heads;
 - 16 2) The elevator lobby on floors 3 through 21 including
17 the elevator grill work, hall lanterns, call buttons,
18 mail and telegraph chutes, doors, trim, wainscoating
19 and the tile floors; a Certificate of Approval is not
20 required if floors 3-9 and 11-20 are altered in con-
21 formance with the attached plans (Attachment A on
22 file with the Office of Conservation). If proposed
23 alterations to the approved plan are determined not
24 to be significant by the City Historic Preservation
25 Officer, the City Historic Preservation Office is
26 empowered by the Landmarks Preservation Board to
27 grant a Certificate of Approval. If the proposed
28 alterations to the approved plan are determined to be
significant by the City Historic Preservation
Officer, the Landmarks Preservation Board must review
the proposal and issue a Certificate of Approval;
 - 3) The interiors of the elevators to include grill
work, ceiling panels, light fixtures and operating
equipment, operating equipment to be retained in ele-
vator car #8 only;
 - 4) The original intact corridor plan on floors 10 and 32
to include doors, trim, wall coverings and fixtures
in the corridor and to include the public lavatories
on these floors; and,
 - 5) On the 35th floor, the Chinese Temple Room ceiling
and the elevator machine room and machinery; in the
event the original machinery must be replaced, a Cer-
tificate of Approval is not required; however, the
Landmarks Preservation Board and the City Historic
Preservation Officer shall be notified before the
replacement is made.

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

8705291424

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

4 1) SMC Section 24.74.020 entitled Special
5 Exceptions, and SMC Sections 23.44.26 and 23.45.124,
6 Administrative Conditional Uses, authorize, under
7 certain circumstances, uses in a designated Landmark
8 that are not otherwise permitted in the zone the
9 Landmark is located.

10 2) Building and Energy Code exceptions on an
11 application basis.

12 3) The availability of the Historic Preser-
13 vation Special Tax Valuation (RCW Chapter 84.26) to
14 all Seattle Landmarks subject to controls imposed by
15 a designation ordinance on an application basis.

16 Section 4. Enforcement of this Ordinance and penalties
17 for its violation shall be as provided in Section 25.12.910 of
18 the Seattle Municipal Code.

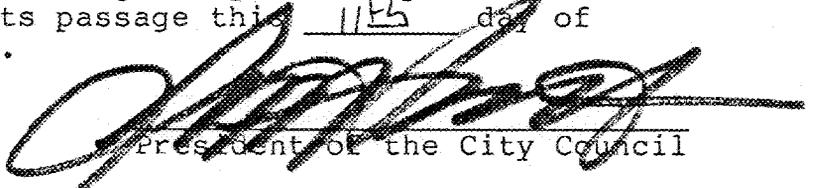
19 Section 5. The City Clerk is hereby directed to record
20 this ordinance with the King County Director of Records and
21 Elections, deliver two copies to the City Historic Preser-
22 vation Officer, 400 Yesler Building, and deliver one copy to
23 the Director of the Department of Construction and Land Use.
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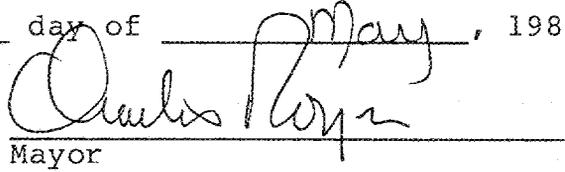
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Section 6.

PASSED by the City Council the 11th day of May, 1987, and signed by me in open session in authentication of its passage this 11th day of May, 1987.


President of the City Council

Approved by me this 18th day of May, 1987


Mayor

Filed by me this 18th day of May, 1987

ATTEST: Norward J. Brooks
City Comptroller and City Clerk

(SEAL) BY: Theresa Dunbar
Deputy

Published _____

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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 **MAY 18 1987**

NORWARD J. BROOKS
Comptroller and City Clerk

By: Theresa Dunbar
Deputy Clerk

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City of Seattle

ORDINANCE 186148

AN ORDINANCE relating to historic preservation, imposing controls upon the L.C. Smith Building (Smith Tower), a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 186348).

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 March 7, 1984, voted to approve the nomination of the L.C. Smith Building (Smith Tower) at 502-508 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 6, 1984, the Board voted to approve the designation of the L.C. Smith Building (Smith Tower) as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 19, 1984, 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 OBTAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the L.C. Smith Building (Smith Tower) more particularly described as:

Boren and Denny's Addition, Block 2, Lots 5 and 8

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.130:

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
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
3. 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, issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance 186348 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:

- 1) The first and second floor lobbies and public corridors including wainscoting, onyx wall covering, brass grill work, tile floors, elevator grill work, hall lanterns, call buttons, mail chutes, doors and trim, plaster ceiling decoration and carved Indian heads;
- 2) The elevator lobby on floors 3 through 21 including the elevator grill work, hall lanterns, call buttons, mail and telegraph chutes, doors, trim, wainscoting and the tile floors; a Certificate of Approval is not required if floors 3-9 and 11-20 are altered in conformance with the attached plans (Attachment A on file with the Office of Conservation). If proposed alterations to the approved plan are determined not to be significant by the City Historic Preservation Officer, the City Historic Preservation Board is empowered by the Landmarks Preservation Board to grant a Certificate of Approval. If the proposed alterations to the approved plan are determined to be significant by the City Historic Preservation Officer, the Landmarks Preservation Board must review the proposal and issue a Certificate of Approval;
- 3) The interiors of the elevators to include grill work, ceiling panels, light fixtures and operating equipment; operating equipment to be retained in elevator car #8 only;

4) The original intact corridor plan on floors 18 and 22 to include doors, trim, wall coverings and fixtures in the corridor and to include the public lavatories on these floors; and;

5) On the 35th floor, the Chinese Temple Room ceiling and the elevator machine room and machinery; in the event the original machinery must be replaced, a Certificate of Approval is not required; however, the Landmarks Preservation Board and the City Historic Preservation Officer shall be notified before the replacement is made.

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

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

1) SMC Section 24.74.030 entitled Special Exceptions, and SMC Sections 23.44.26 and 23.45.124; Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated landmark that are not otherwise permitted in the zone the landmark is located.

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

3) The availability of the Historic Preservation Special Tax Valuation (ACM Chapter 84.36) to all Seattle Landmarks subject to controls imposed by a designation ordinance on an application basis.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 25.12.410 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 11th day of May, 1987, and signed by me in open session in authentication of its passage this 11th day of May, 1987.

SAM SMITH,
President of the City Council.

Approved by me this 18th day of May, 1987.

SAM SMITH,
Acting Mayor.

Filed by me this 18th day of May, 1987.

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

(Seal) By THERESA DONBAR,
Deputy Clerk.

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

Date of official publication in Daily Journal of Commerce, Seattle, May 21, 1987.

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C-855X

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. 113427

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was published on May 21, 1987

B. Blair

Subscribed and sworn to before me on
May 21, 1987

Richard R. Jones

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