

ORDINANCE No. 113430

COUNCIL BILL No. 106101

AN ORDINANCE relating to historic preservation, imposing controls upon the Shafer Building, 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 Co report that we have considered the

COMPTROLLER FILE No. _____

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

RECEIVED MAY 13 1987

Vet

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.

106101

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

Pass

5/1/87

Vote 7-0



Committee Chair

#47

CB 106101

ORDINANCE 113430

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

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

11 WHEREAS, the Landmarks Preservation Board after a public
12 hearing on November 6, 1985 voted to approve the nomination
13 of the Shafer Building at 515 Pine Street in Seattle as a
14 Landmark under SMC Chapter 25.12; and

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

18 WHEREAS, on June 18, 1986 the Board and the owners of the
19 designated property agreed to controls and incentives; and

20 WHEREAS, the Board recommends to the City Council approval of
21 controls and incentives; and

22 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS;

23 Section 1. That the designation by the Landmarks Preser-
24 vation Board of the Shafer Building more particularly described
25 as:

26 Denny's Third Addition, Block 18, Lot 2

27 as a Landmark based upon satisfaction of the following criteria
28 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:

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

1 owner may make alterations or significant changes to the
2 following specified features:

3 The entire exterior including the roof.

4 The storefronts on the Shafer Building have been
5 modified and need not be restored to their original state.
6 Further alterations to existing storefronts are hereby
7 granted conceptual approval on the condition that they
8 meet the following requirements:

- 9 1. New storefronts must conform to the existing
10 storefront housing the Mediterranean.
- 11 2. New storefronts must utilize building materials
12 that are compatible with the Mediterranean and
13 the controlled features of the exterior.
 - 14 a. A minimum of 80% of a storefront facade
15 shall be transparent.
 - 16 b. Only clear or lightly tinted glass shall be
17 used in doors and display windows and be
18 considered transparent.
 - 19 c. Only large, display windows are permitted.
 - 20 d. Existing columns may be encased in a
21 storefront as long as transparent material
22 is used to cover them.
- 23 3. New storefronts shall be no more than two feet
24 from the property line.
- 25 4. A continuous awning, providing uniformity to the
26 storefronts, must be maintained.

27 The City Historic Preservation Officer shall review
28 all storefront alterations that are proposed. Those
alterations that satisfy the above requirements will be
granted a Certificate of Approval and allowed to proceed.
Alterations that do not comply with the above requirements
will be reviewed by the Landmarks Board. The Board will
determine whether to issue a Certificate of Approval based
on criteria set forth in the Secretary of the Interior's
Standards for Rehabilitation.

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 on an application basis:

- 1) SMC Section 24.74.020 entitled Special Excep-
tions; and SMC Sections 23.44.26; and 23.45.124 entitled

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 (RCW Chapter 84.26) 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 provided in Section 25.12.910 of the Seattle Municipal Code.

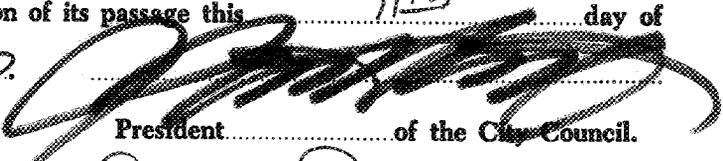
Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Director of the Department of Construction and Land Use.

///

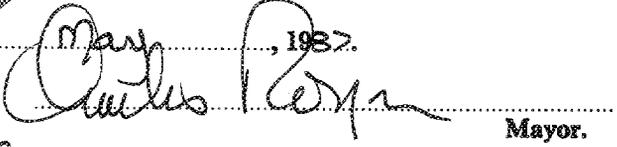
(To be used for all Ordinances except Emergency.)

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 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.

Howard J. Brooks
Attest: City Comptroller and City Clerk.

(SEAL)

Published

By Theresa Dunbar
Deputy Clerk.

RECEIVED THIS DAY

47

OB 106101

MAY 29 3 23 PM '87

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

ORDINANCE 113430

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

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

7 WHEREAS, the Landmarks Preservation Board after a public
8 hearing on November 6, 1985 voted to approve the nomination
of the Shafer Building at 515 Pine Street in Seattle as a
Landmark under SMC Chapter 25.12; and

9 WHEREAS, after a public hearing on December 18, 1985 the Board
10 voted to approve the designation of the Shafer Building as
a Landmark under SMC Chapter 25.12; and

11 WHEREAS, on June 18, 1986 the Board and the owners of the
designated property agreed to controls and incentives; and

12 WHEREAS, the Board recommends to the City Council approval of
13 controls and incentives; and

14 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS;

15 Section 1. That the designation by the Landmarks Preser-
16 vation Board of the Shafer Building more particularly described
as:

Denny's Third Addition, Block 18, Lot 2

18 as a Landmark based upon satisfaction of the following criteria
19 of SMC Section 25.12.350:

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

is hereby acknowledged.

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

25 A Certificate of Approval, issued by the City of
26 Seattle's Landmarks Preservation Board pursuant to City
Ordinance 106348, must be obtained, or the time for denying
27 a Certificate of Approval must have expired, before the

87/05/29 #1418 1A
RECD F 8.00
CASHSL *****8.00

8705291418

owner may make alterations or significant changes to the following specified features:

The entire exterior including the roof.

The storefronts on the Shafer Building have been modified and need not be restored to their original state. Further alterations to existing storefronts are hereby granted conceptual approval on the condition that they meet the following requirements:

1. New storefronts must conform to the existing storefront housing the Mediterranean.
2. New storefronts must utilize building materials that are compatible with the Mediterranean and the controlled features of the exterior.
 - a. A minimum of 80% of a storefront facade shall be transparent.
 - b. Only clear or lightly tinted glass shall be used in doors and display windows and be considered transparent.
 - c. Only large, display windows are permitted.
 - d. Existing columns may be encased in a storefront as long as transparent material is used to cover them.
3. New storefronts shall be no more than two feet from the property line.
4. A continuous awning, providing uniformity to the storefronts, must be maintained.

The City Historic Preservation Officer shall review all storefront alterations that are proposed. Those alterations that satisfy the above requirements will be granted a Certificate of Approval and allowed to proceed. Alterations that do not comply with the above requirements will be reviewed by the Landmarks Board. The Board will determine whether to issue a Certificate of Approval based on criteria set forth in the Secretary of the Interior's Standards for Rehabilitation.

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 on an application basis:

- 1) SMC Section 24.74.020 entitled Special Exceptions; and SMC Sections 23.44.26; and 23.45.124 entitled

8705291418

8705291418

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 (RCW Chapter 84.26) 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 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.)

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

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

[Signature]
President..... of the City Council.

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

Filed by me this 18th day of May, 1987.
Norward J. Brooks
Attest:.....
City Comptroller and City Clerk.

(SEAL)
Published.....

By: *Theresa Dunbar*
Deputy Clerk.

8705291418

City of Seattle

ORDINANCE 106348

AN ORDINANCE relating to historic preservation, imposing controls upon the Shafer 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 November 6, 1985 voted to approve the nomination of the Shafer Building at 515 Pine Street in Seattle as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 18, 1985 the Board voted to approve the designation of the Shafer Building as a landmark under SMC Chapter 25.12; and

WHEREAS, on June 18, 1986 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; and

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Shafer Building more particularly described

as:
Denny's Third Addition, Block 18, 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:

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 entire exterior including the roof.

The storefronts on the Shafer Building have been modified and need not be restored to their original state. Further alterations to existing storefronts are hereby granted conceptual approval on the condition that they meet the following requirements:

1. New storefronts must conform to the existing storefront housing the Mediterranean.
2. New storefronts must utilize building materials that are compatible with the Mediterranean and the controlled features of the exterior.
 - a. A minimum of 80% of a storefront facade shall be transparent.
 - b. Only clear or lightly tinted glass shall be used in doors and display windows and be considered transparent.
 - c. Only large, display windows are permitted.
 - d. Existing columns may be encased in a storefront as long as transparent material is used to cover them.
3. New storefronts shall be no more than two feet from the property line.

4. A continuous awning, providing uniformity to the storefronts, must be maintained.

The City Historic Preservation Officer shall review all storefront alterations that are proposed. Those

alterations that satisfy the above requirements will be granted a Certificate of Approval and allowed to proceed. Alterations that do not comply with the above requirements will be reviewed by the Landmarks Board. The Board will determine whether to issue a Certificate of Approval based on criteria set forth in the Secretary of the Interior's Standards for Rehabilitation.

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 on an application basis:

1) SMC Section 24.74.020 entitled Special Exceptions; and SMC Sections 23.44.26; and 23.45.124 entitled 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 (RCW Chapter 84.26) 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 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. 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 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 DUNBAR,
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.

(C-228-X)

C-826X

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. 113430
.....

was published on
May 21, 1987
.....

A. Fackler

Subscribed and sworn to before me on

May 21, 1987

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