

ORDINANCE No. 113987

*Law Department*

COUNCIL BILL No. 106742

The City of Seattle--Legisla

AN ORDINANCE relating to historic preservation upon the J.S. Graham Store/Doyle Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

*WP*

REPORT OF COMMITTEE

Honorable President:

Your Committee on Land Use & Community Development

to which was referred the within Council Bill No. 106742 report that we have considered the same and respectfully recommend

COMPTROLLER FILE No. \_\_\_\_\_

Introduced: <u>May 16, 1988</u>	By: <u>Sheet</u>
Referred: <u>May 16, 1988</u>	To: <u>Land Use &amp; Community Development</u>
Referred:	To:
Referred:	To:
Reported: <u>MAY 31 1988</u>	Second Reading: <u>MAY 31 1988</u>
Third Reading: <u>MAY 31 1988</u>	Signed: <u>MAY 31 1988</u>
Presented to Mayor: <u>MAY 31 1988</u>	Approved: <u>JUN 9 1988</u>
Returned to City Clerk: <u>JUN 10 1988</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

*OMB 5/18/88*

*40*

*Jim Sheet*

Committee Chair

*Law Department*

WP

# The City of Seattle--Legislative Department

## REPORT OF COMMITTEE

Date Reported  
and Adopted

Honorable President:

Your Committee on Land Use & Community Development

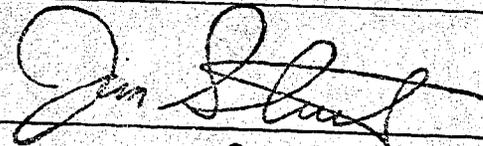
to which was referred the within Council Bill No. 106742  
report that we have considered the same and respectfully recommend that the same:

Do pass

2-0

5/25/88

OM'S 5/11/88  
SMD



Committee Chair

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C.B. 106742

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ORDINANCE 113987

AN ORDINANCE relating to historic preservation, imposing controls upon the J.S. Graham Store/Doyle 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 February 18, 1987, voted to approve the nomination of the J.S. Graham Store/Doyle Building at 119 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 3, 1987, the Board voted to approve the designation of the J.S. Graham Store/Doyle Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on September 16, 1988, 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 J.S. Graham Store/Doyle Building more particularly described as:

A.A. Denny's Third Addition to Seattle, Lots 2 and 3, Block 26, according to plat thereof recorded in volume 1 of plats, page 33, records of King County, Washington.

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

- 1) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

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2) It is an outstanding work of a designer or builder;

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. Portions of Building Requiring Approval

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 exterior of the north, west and east elevations, and the roof. No Certificate of Approval shall be required, and changes may be permitted without further review, for the south elevation and for changes to the west (alley) elevation for the following: addition or deletion of the HVAC vents, grills, ducts, electrical conduit, fire escapes, pipes and other attachments and appurtenances which are customary for the normal operation of the building; installation of overhead garage doors; and changes to the fenestration and other wall penetrations within the plane of the west (alley) wall.

B. In-Kind Maintenance and Repair

A Certificate of Approval is not required for any in-kind maintenance of repairs of the above-noted features.

C. Building Storefronts

The storefronts on the Doyle Building, including the space at 117 Pine Street, have been modified, and need not be restored to their original state. However, alterations to existing storefronts require a Certificate of Approval, and shall be of

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1 a new design that is compatible with the size, scale,  
2 material(s), and color of the historic building, as well as  
3 with other new storefronts and/or alterations to the Doyle  
4 Building that were previously approved by the Landmarks  
5 Preservation Board. The new design generally should be flush  
6 with the facade, and the treatment of secondary design ele-  
7 ments (such as awnings or signs) kept as simple as possible.  
8 For example, new signs should fit flush with the existing  
9 features of the facade, such as the fascia board or cornice.  
10 In addition, all new storefronts shall be, in the aggregate,  
11 at least 75% transparent, unless it can be demonstrated that  
12 this requirement interferes with functional or security needs  
13 of the tenant or other occupant. Only clear or lightly tinted  
14 glass will qualify as transparent material.

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

18 1) Section 24.74.020 of the Seattle Municipal Code  
19 entitled Special Exceptions, and SMC Sections 23.44.26 and  
20 23.45.124, Administrative Conditional Uses, authorize, under  
21 certain circumstances, uses in a designated Landmark that are  
22 not otherwise permitted in the zone in which the Landmark is  
23 located.

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

26 3) Historic Preservation Special Tax Valuation (Chapter  
27 84.26 RCW) for all Seattle landmarks subject to controls  
28 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 25.12.910 of  
the Seattle Municipal Code.

Section 5.

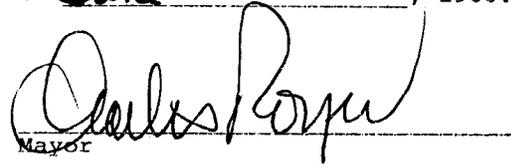
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PASSED by the City Council the 31<sup>st</sup> day of May,  
1988, and signed by me in open session in authentication of  
its passage this 31<sup>st</sup> day of May, 1988.

  
\_\_\_\_\_  
President of the City Council

Approved by me this 9<sup>th</sup> day of June, 1988.

  
\_\_\_\_\_  
Mayor

Filed by me this 10<sup>th</sup> day of June, 1988.

ATTEST: Howard J. Brooks  
City Comptroller and City Clerk

Deputy: Margaret Carter  
\_\_\_\_\_

(SEAL)

Published \_\_\_\_\_

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# 23  
C.B. 106742

The City of Seattle  
**Landmarks Preservation Board**

400 Yesler Building Seattle, Washington 98104 • (206) 684-0228

May 9, 1988

LPB 153/88

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

Dear Councilmember Street:

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

J.S. Graham Store/Doyle Building, 119 Pine Street  
San Remo Apartment Building, 606 East Thomas Street  
84 Union Building, 84 Union Street

Please contact Karen Gordon at 684-0231 or Elizabeth Chave at 684-0230 if you have any questions.

Thank you for your consideration of these ordinances.

Sincerely,

Robert Weaver  
Chair

# City of Seattle

## ORDINANCE 113987

AN ORDINANCE relating to historic preservation, imposing controls upon the J. S. Graham Store/Doyle 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 February 18, 1987, voted to approve the nomination of the J. S. Graham Store/Doyle Building at 117 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 3, 1987, the Board voted to approve the designation of the J. S. Graham Store/Doyle Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on September 16, 1988, 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 J. S. Graham Store/Doyle Building more particularly described as:

A. A. Denny's Third Addition to Seattle, Lots 2 and 3, Block 26, according to plat thereof recorded in volume 1 of plats, page 33, records of King County, Washington.

as a Landmark based upon satisfaction of the following criteria of SMC 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. To assure the preservation of the specified features and characteristics of the landmark, the following controls shall be imposed:

### A. PORTIONS OF BUILDING REQUIRING APPROVAL

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 exterior of the north, west and east elevations, and the roof. No Certificate of Approval shall be required, and changes may be permitted without further review, for the south elevation and for changes to the west (alley) elevation for the following: addition or deletion of the HVAC vents, grills, ducts, electrical conduit, fire escapes, pipes and other attachments and appurtenances which are customary for the normal operation of the building; installation of overhead garage doors; and changes to the fenestration and other wall penetrations within the plane of the west (alley) wall.

### B. IN-KIND MAINTENANCE AND REPAIR

A Certificate of Approval is not required for any in-kind maintenance of repairs of the above-noted features.

### C. BUILDING STOREFRONTS

The storefronts on the Doyle Building, including the space at 117 Pine Street, have been modified, and need not be restored to their original state. However, alterations to existing storefronts require a Certificate of Approval, and shall be of a new design that is compatible with the size, scale, materials, and color of the historic building, as well as with other new storefronts and/or alterations to the Doyle Building that were previously approved by the Landmarks Preservation Board. The new design generally should be flush with the facade, and the treatment of secondary design elements (such as awnings or signs) kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice. In addition, all new storefronts shall be, in the aggregate, at least 75% transparent, unless it can be demonstrated that this requirement interferes with functional or security needs of the tenant or other occupant. Only clear or lightly tinted glass will qualify as transparent material.

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

1) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions and SMC Sections 23.44.03 and 23.45.124, Administrative Conditional Uses, authorize, under certain circumstances, uses in a designated Landmark that are not otherwise permitted in the zone in which the Landmark is located.

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

3) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) for 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 25.12.910 of the Seattle Municipal Code.

PASSED by the City Council the 51st day of May, 1988 and signed by me in open session in authentication of its passage this 31st day of May, 1988.

SAM SMITH,  
President of the City Council.  
Approved by me this 9th day of June, 1988.

CHARLES ROYER,  
Mayor.

Filed by me this 10th day of June, 1988.  
Attest: NORWARD J. BROOKS,  
City Comptroller and City Clerk  
(Seal) By MARGARET CARTER,  
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller & City Clerk.  
Date of official publication in Daily Journal of Commerce, Seattle, June 23, 1988.  
(C-503-X)

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C-503-X

NOTICE TO THE PUBLIC

### 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. 113987 .....

..... was published on June 23, 1988 .....

.....  
Subscribed and sworn to before me on  
June 23, 1988

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

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**TIME AND DATE STAMP**

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**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
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PRESIDENT'S SIGNATURE

C S 20 28

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