ORDINANCE No. 114772

COUNCIL BILL No. 107639

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

COMPTROLLER FILE No.

Introduced: Oct 9, 1989	By: Street
Referred: Oct 9, 1989	To: Land Use Comm. Rev.
Referred:	To:
Referred:	To:
Reported: OCT 16 1989	Second Reading: OCT 16 1989
Third Reading: OCT 16 1989	Signed: OCT 16 1989
Presented to Mayor: OCT 17 1989	Approved: OCT 23 1989
Returned to City Clerk: OCT 23 1989	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

US5047

Law Department

The City of Seattle--Legislative

REPORT OF COMMITTEE

Honorable President:

Your Committee on Land Use & Community

to which was referred the within Council Bill No. 107639

report that we have considered the same and respectfully recommend th

Committee Chair

Law Department

The City of Seattle--Legislative Department

Date Reported and Adopted

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Honorable President:

Your Committee on Land Use & Community Development

to which was referred the within Council Bill No. 107639

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

Pass

2-0

10/11/89

Jim Street

Committee Chair

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Chapter

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Use & Comm. Dev.

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C.B. 107639

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7/14/89
6:ORD4.

ORDINANCE 114772

AN ORDINANCE relating to historic preservation, imposing controls upon the Bon Marche, 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 3, 1988, voted to approve the nomination of the Bon Marche at 300 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on April 6, 1988, the Board voted to approve the designation of the Bon Marche as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 21, 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 Bon Marche more particularly described as:

Lots 1-12, Block 52, of A.A. Denny's 6th Addition to the City of Seattle according to plat thereof recorded in Volume 1 of plats, page 99, records of King County, Washington.

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 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

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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. CONTROLS. The following controls upon alteration of the Landmark are hereby imposed:

A. CERTIFICATE OF APPROVAL PROCESS

1. 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 significant alterations or significant changes to the exterior of the building, including the roof and the marquee. The decorative ornament of the first floor ceiling and columns shall be preserved in place (exclusive of any lighting fixtures). The elevator wall surrounds and two sets of stair railings located in the first floor of the building shall be preserved in place.

2. No Certificate of Approval shall be required, and changes may be permitted without further review, for the following:

a. Temporary changes to the interior of the first floor of the building and to the exterior of the building, including display windows, lighting, and flags or banners hung

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from existing flagpoles, for the purposes of retailing and merchandising, which cover up or obscure controlled features provided that these changes do not harm the controlled features.

b. Temporary holiday ornamentation on the interior of the first floor and on the exterior of the building, including special lighting, which covers up or obscures, but does not harm controlled features.

c. Change(s) in roofing material, provided that the height and volume of the building is not altered.

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

B. ADMINISTRATIVE REVIEW

1. Administrative review and approval may be provided for the following items according to the following standards. The Owner shall submit to the City Historic Preservation Officer (CHPO) a written request for these changes, including applicable drawings and/or specifications. If the changes are consistent with the standards set forth below, the changes shall be approved without the need for any further action by the Board. If the CHPO determines the changes fail to meet these standards, the Owner may submit revised materials to the CHPO or submit in accordance with the Certificate of Approval process set forth in Ordinance 106348.

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2. The CHPO shall submit his or her written decision on the Owner's submittal to the Owner no later than the fourteenth (14th) day following the date of application. Failure of the CHPO to approve or disapprove the request within that period shall constitute approval of the request.

3. Administrative review is available for the following changes:

   a. Installation of life and safety equipment and devices in and on the first floor ceiling, such as an automatic sprinkler system, smoke detectors and security cameras.

   b. The addition of louvered or similar type window coverings in existing window locations for mechanical and life safety purposes.

   c. The opening of exterior windows which were closed during or after the 1950 addition. Window sash and enframement must replicate the original window configuration.

   d. The addition of exterior uplighting on the exterior of the building, provided that the light fixtures are no more obtrusive or visible than currently existing uplighting.

   e. The replacement of and additions to existing downlighting located on the underside of the marquee for safety reasons to better illuminate the sidewalks, provided that the downlighting is no more visible, and does

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not hang any lower than the existing downlighting, and that it does not damage the marquee.

f. For the designated areas of the building, the addition or elimination of ducts, conduits, HVAC vents, grills, fire escapes, pipes and other similar utility or mechanical elements necessary to the normal operation of the building.

g. Repainting the interior designated ceiling and column features of the first floor provided that the color(s) is within the range of the following color chips: numbers 907 through 911 of the Benjamin Moore Moor-o-matic color system.

h. The addition of temporary, removable dividers to cover up all or portions of the designated elevator wall surrounds; these dividers are not to be affixed to the elevator wall surrounds.

Section 3. INCENTIVES. 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 entitle Special Exceptions; and SMC Sections 23.44.26; or 23.45.124 Administrative Conditional Uses, authorize, under certain circumstances, uses i 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) Historic Preservation Special Tax Valuation (Chapter 84.26 RCW) to all Seattle landmarks subject to controls imposed by a designation ordinance on an application basis.

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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, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

Section 6.

Passed by the City Council the 16th day of October, 1989, and signed by me in open session in authentication of its passage this 16th day of October, 1989.

President of the City Council

Approved by me this 23rd day of October, 1989.

Mayor

Filed by me this 23rd day of October, 1989.

Attest: Norman J. Brooks
City Comptroller and City Clerk

By Theresa J. Dunbar
Deputy Clerk

(SEAL)

Published _____

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RECEIVED THIS DAY

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Nov 21 3 45 PM '89

BY THE RECORDS & ELECTIONS
KING COUNTY

89/11/21 #1571 D
RECD F 10.00
RECFEE 2.00
CASHSL ****12.00
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Mayor

Filed by me this 23rd day of October, 1989.

Attest: Norward J. Brooks
City Comptroller and City Clerk

By Theresa Dunbar
Deputy Clerk

(SEAL)

Published

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 OCT 24 1989.

NORWARD J. BROOKS
Comptroller and City Clerk

By: Theresa Dunbar
Deputy Clerk

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

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