

ORDINANCE No. 114774

COUNCIL BILL No. 107641

AN ORDINANCE relating to the preservation of the Terminal Sales Building, located at the intersection of the Land designated by the Land Use Commission Board under Chapter 25.05 of the Seattle Municipal Code (Ordinance No. _____).

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. 107641
report that we have considered the same and respectfully recommend that

COMPTROLLER FILE No. _____

Introduced: <u>OCT 9, 1989</u>	By: <u>Street</u>
Referred: <u>OCT 9, 1989</u>	To: <u>Land Use Comm. Dev.</u>
Referred:	To:
Referred:	To:
Reported: <u>OCT 6 1989</u>	Second Reading: <u>OCT 6 1989</u>
Third Reading: <u>OCT 6 1989</u>	Signed: <u>OCT 6 1989</u>
Presented to Mayor: <u>OCT 2 1989</u>	Approved: <u>OCT 3 1989</u>
Returned to City Clerk: <u>OCT 3 1989</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: <u>(OK)</u>

[Signature]
Committee Chair

Law Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

Honorable President:

Your Committee on Land Use & Community Development
to which was referred the within Council Bill No. 10764
report that we have considered the same and respectfully recommend that the same:

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10/11/89

Jim [Signature]
Committee Chair

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C.B.107641

ORDINANCE 114774

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3 AN ORDINANCE relating to historic preservation, imposing
4 controls upon the Terminal Sales Building, a Landmark
5 designated by the Landmarks Preservation Board under
6 Chapter 25.12 of the Seattle Municipal Code (Ordinance
7 106348).

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

13 WHEREAS, the Landmarks Preservation Board after a public
14 hearing on May 20, 1987, voted to approve the nomination of
15 the Terminal Sales Building at 1932 First Avenue in Seattle
16 as a Landmark under SMC Chapter 25.12; and

17 WHEREAS, after a public hearing on July 1, 1987, the Board
18 voted to approve the designation of Terminal Sales Building
19 as a Landmark under SMC Chapter 25.12; and

20 WHEREAS, on August 25, 1988, the City Hearing Examiner upheld
21 the recommendation of the Landmarks Preservation Board to
22 impose controls on the designated property; and

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

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

26 Section 1. That the designation by the Landmarks
27 Preservation Board of the Terminal Sales Building more
28 particularly described as:

Lots 1 and 3. Block 44, of A.A. Denny's 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 a significant aspect of the cultural, political, or economic heritage of the community, 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

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IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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- 3) It is an outstanding work of a designer or builder; 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. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to: the entire exterior of the building, including the roof; the sheltered vestibule of the main entrance; the main lobby interior, and those elements of the mezzanine which are visible from the main lobby.

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) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 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) 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.

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.

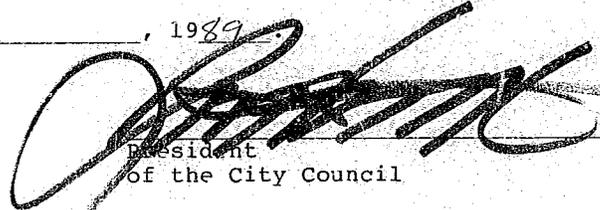
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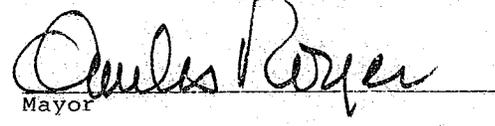
Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

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 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: Norward 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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LV:pdk
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Nov 21 3 45 PM '89

C.B.107641

BY THE DIVISION OF
RECORDS & INFORMATION
KING COUNTY

ORDINANCE 114774

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AN ORDINANCE relating to historic preservation, imposing controls upon the Terminal Sales 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 May 20, 1987, voted to approve the nomination of the Terminal Sales Building at 1932 First Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on July 1, 1987, the Board voted to approve the designation of Terminal Sales Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on August 25, 1988, the City Hearing Examiner upheld the recommendation of the Landmarks Preservation Board to impose controls on the designated property; 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 Terminal Sales Building more particularly described as:

Lots 1 and 3, Block 44, of A.A. Denny's 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 a significant aspect of the cultural, political, or economic heritage of the community, 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

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REC FEE	2.00	
CASHSL	*****9.00	
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3) It is an outstanding work of a designer or builder; 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. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained at the time for denying a Certificate of Approval must have expired before the owner may make alterations to: the entire exterior of the building, including the roof; the sheltered vestibule of the main entrance; the main lobby interior, and those elements of the mezzanine which are visible from the main lobby.

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) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 23.44.26; or 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) 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.

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.

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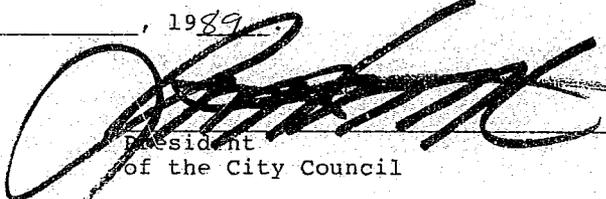
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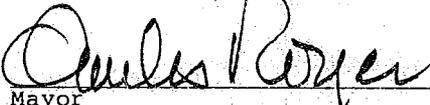
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Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the 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 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: Norward J. Brooks
City Comptroller and City Clerk

By J. Theresa Dunbar
Deputy Clerk
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.

Published 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: J. Theresa Dunbar
Deputy Clerk

CS 19.2

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8911211573

Return To:

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

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STATE OF WASHINGTON - KING COUNTY

20614
City of Seattle

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No.

City of Seattle

ORDINANCE 114774

AN ORDINANCE relating to historic preservation, imposing controls upon the Terminal Sales 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 geographical significance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on May 20, 1987, voted to approve the nomination of the Terminal Sales Building at 1933 First Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on July 1, 1987, the Board voted to approve the designation of Terminal Sales Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on August 25, 1988, the City Hearing Examiner upheld the recommendation of the Landmarks Preservation Board to impose controls on the designated property; 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 Terminal Sales Building more particularly described as:

Lots 1 and 3, Block 44, of A.A. Denny's 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 a significant aspect of the cultural, political, or economic heritage of the community, 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) It is an outstanding work of a designer or builder; 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. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to: the entire exterior of the building, including the roof; the sheltered vestibule of the main entrance; the main lobby interior, and those elements of the mezzanine which are visible from the main lobby.

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) Section 24.74.020, of the Seattle Municipal Code, entitled Special Exceptions; and SMC Sections 23.44.26; or 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) Historic Preservation Special Tax Valuation (Chapter 34.76 RCW) 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 25.12.910 of the Seattle Municipal Code.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months the date of publication hereinafter referred to, published in English language continuously as a daily newspaper in Seattle, County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce on the 12th day of June, 1941, approved as a legal newspaper Superior Court of King County.

The notice in the exact form annexed, was published in regular issue of The Daily Journal of Commerce, which was regularly read by its subscribers during the below stated period. The notice, a

Ordinance 114774

Published on

26/89

The amount of the fee charged for the foregoing publication is of \$, which amount has been paid in full.

Bethany Morris

Subscribed and sworn to before me on

Lee Ray

Notary Public for the State of Washington, residing in Seattle

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ORDINANCE 11714

AN ORDINANCE relating to historic preservation, imposing controls upon the Terminal Sales 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 significance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on May 20, 1987, voted to approve the nomination of the Terminal Sales Building at 1932 First Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on July 1, 1987, the Board voted to approve the designation of Terminal Sales Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on August 25, 1986, the City Hearing Examiner upheld the recommendation of the Landmarks Preservation Board to impose controls on the designated property; 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 Terminal Sales Building more particularly described as:

Lots 1 and 3, Block 44, of A.A. Denny's 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 a significant aspect of the cultural, political, or economic heritage of the community, 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) It is an outstanding work of a designer or builder; 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. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to the entire exterior of the building, including the roof; the sheltered vestibule of the main entrance; the main lobby interior, and those elements of the mezzanine which are visible from the main lobby.

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) Section 24.74.020, of the Seattle Municipal Code entitled Special Exceptions; and SMC Sections 22.44.26 or 22.45.124 Administrative Conditional Uses, authorized 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) 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.

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

SAM SMITH,
President of the City Council

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

CHARLES ROYER,
Mayor

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

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

(Seal) of TERESA DUNBAR,
Deputy Clerk

Publication ordered by NORWARD J. BROOKS, Controller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, October 26, 1989.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months the date of publication hereinafter referred to, published in English language continuously as a daily newspaper in Seattle, county, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce the 12th day of June, 1941, approved as a legal newspaper Superior Court of King County.

This notice in the exact form annexed, was published in regular issue of The Daily Journal of Commerce, which was regularly read to its subscribers during the below stated period. The attached notice, a

114774

published on

26/89

the amount of the fee charged for the foregoing publication is of \$, which amount has been paid in full,

Bethany Morrow

Subscribed and sworn to before me on

Lee Kay OCT 26 1989

Notary Public for the State of Washington,
residing in Seattle

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATE OF WASHINGTON - KING COUNTY

-ss.

No.

Affidavit of Publication

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

ORD: 114774

was published on

10/26/39

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Bethany Morris
Subscribed and sworn to before me on

Notary Public for the State of Washington, residing in Seattle

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