

ORDINANCE No. 115038

COUNCIL BILL No. 107875

AN ORDINANCE relating to historic preservation, imposing controls upon the Exchange Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code; and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

*Public Department*

The City of

Honorable President:

Your Committee on Land Use

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

Pass (3-0) (S)

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

|   |                                 |
|---|---------------------------------|
| Introduced:<br>MAR 2 6 1990             | By:<br><u>Donaldson</u>         |
| Referred:<br>MAR 2 6 1990               | To:<br><u>Land Use</u>          |
| Referred:                               | To:                             |
| Referred:                               | To:                             |
| Reported:<br>APR 1 6 1990               | Second Reading:<br>APR 1 6 1990 |
| Third Reading:<br>APR 1 6 1990          | Signed:<br>APR 1 6 1990         |
| Presented to Mayor:<br>APR 1 7 1990     | Approved:<br>APR 2 6 1990       |
| Returned to City Clerk:<br>APR 2 6 1990 | Published:                      |
| Vetoed by Mayor:                        | Veto Published:                 |
| Passed over Veto:                       | Veto Sustained:                 |

OK

Attachment

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

to President:

Committee on Land Use

was referred the within Council Bill No. \_\_\_\_\_

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

Pass (3-0) (SD, GR, PE)

Vote 7-0



Committee Chair

# 9  
C.B. 107875

ORDINANCE 115038

AN ORDINANCE relating to historic preservation, imposing controls upon the Exchange Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code; and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation 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 August 21, 1985, voted to approve the nomination of the Exchange Building at 821 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on October 2, 1985, the Board voted to approve the designation of the Exchange Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on December 6, 1989, 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 Exchange Building more particularly described as:

Lots 1-2, Block 8 of Boren and Denny's Addition to the City of Seattle according to plat thereof recorded in Volume 1 of plats, page 27, 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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- 2           3)    It is an outstanding work of a designer or builder;  
              and
- 3           4)    Because of its prominence of spatial location,  
4                contrasts of siting, age, or scale, it is an easily  
5                identifiable visual feature of its neighborhood or  
              the city and contributes to the distinctive quality  
              or identity of such neighborhood or the city.

6           is hereby acknowledged, and the Exchange Building is hereby  
7           declared a landmark.

8           Section 2. CONTROLS. To assure the preservation of the  
9           specified features and characteristics of the landmark, the  
10           following controls shall be imposed:

11           A.    CERTIFICATE OF APPROVAL PROCESS

- 12           1.    A Certificate of Approval, issued by the City  
13                of Seattle's Landmarks Preservation Board  
14                pursuant to City Ordinance 106348, must be  
15                obtained, or the time for denying a Certificate  
16                of Approval application must have expired,  
17                before the owner may make alterations or  
18                significant changes to:
- 19                a)    the building exterior;
  - 20                b)    the Second Avenue lobby;
  - 21                c)    the following features of the First Avenue  
22                    lobby: 1) elevator wall borders;  
23                    2) carved wood doorway surrounds;  
24                    3) building director; except as noted  
25                    under Administrative Review (below).
- 26           2.    A Certificate of Approval is not required for  
27                any in-kind maintenance or repairs of the  
28                above-noted features.

29           Non-original areas adjoining the Second Avenue  
30           lobby may be altered without further approval.  
31           These non-original areas include the leased  
32           commercial spaces adjoining the lobby and the  
33           partitions separating leased commercial spaces  
34           from the lobby. The glass marquee along the  
35           First Avenue frontage may be removed and the  
36           glass within it may be altered without further  
37           approval.

38           B.    ADMINISTRATIVE REVIEW

- 39           1.    Administrative review and approval may be  
40                provided for the following items according to  
41                the following standards. The Owner shall  
42                submit to the City Historic Preservation  
43                Officer (CHPO) a written request for these  
44                changes, including applicable drawings and/or  
45                specifications. If the changes are consistent

1  
2 with the standards set forth below, the changes  
3 shall be approved without the need for any  
4 further action by the Board. If the CHPO  
5 determines the changes fail to meet these  
6 standards, the Owner may submit revised  
7 materials to the CHPO or submit in accordance  
8 with the Certificate of Approval process set  
9 forth in Ordinance 106348.

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

13 3. Administrative review is available for the  
14 following:

- 11 a) Signage. CHPO shall have authority to  
12 approve signage which complies with the  
13 standards for building signage contained  
14 in Appendix I to the Agreement.
- 15 b) Casualty Losses. The owner may make  
16 repairs and alterations occasioned by  
17 casualty losses, subject to the CHPO.
- 18 c) Cleaning. Cleaning, tuckpointing, and  
19 sealing of the building shall be performed  
20 pursuant to the Secretary of Interior's  
21 Standards for Rehabilitation and shall be  
22 approved by the CHPO who shall have the  
23 authority to depart from the Secretary of  
24 Interior's Standards for Rehabilitation if  
25 such a departure will enhance the  
26 preservation of the Exchange Building.
- 27 d) Other Changes. The Board may at any time  
28 adopt, and the Owner may at any time  
propose for Board approval, standards for  
other kinds of alteration that the Board  
or Owner wishes to subject to  
Administrative Review rather than the  
Certificate of Approval process.

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

- 26 1) Section 24.74.020, of the Seattle Municipal Code  
27 entitled Special Exceptions; and SMC Sections  
28 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.

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3 3) Historic Preservation Special Tax Valuation (Chapter  
4 84.26 RCW) to all Seattle landmarks subject to  
5 controls imposed by a designation ordinance on an  
6 application basis.

7 Section 4. Enforcement of this Ordinance and penalties  
8 for its violation shall be as provided in Section 25.12.910 of  
9 the Seattle Municipal Code.

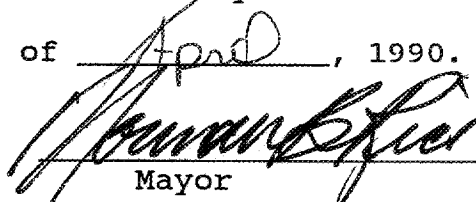
10 Section 5. The Exchange Building is hereby added to the  
11 Table of Historical Landmarks contained in Chapter 25.32 of  
12 the Seattle Municipal Code.

13 Section 6. The City Clerk is hereby directed to record  
14 this ordinance with the King County Director of Records and  
15 Elections, deliver two copies to the City Historic  
16 Preservation Officer, Arctic Building, and deliver one copy to  
17 the Director of the Department of Construction and Land Use.

18 PASSED by the City Council the 16<sup>th</sup> day of April,  
19 1990 and signed by me in open session in authentication of its  
20 passage this 16<sup>th</sup> day of April, 1990.

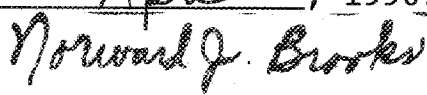
21   
22 \_\_\_\_\_  
23 President of the City Council

24 Approved by me this 20<sup>th</sup> day of April, 1990.

25   
26 \_\_\_\_\_  
27 Mayor

28 Filed by me this 20<sup>th</sup> day of April, 1990.

ATTEST:

  
\_\_\_\_\_  
City Comptroller and City Clerk

(SEAL)

Published \_\_\_\_\_

BY:

  
\_\_\_\_\_  
Deputy

LVE:jrs  
3/13/90  
exchange.ord

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BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

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C.B. 107875

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| REC FEE  | 2.00 |          |   |
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WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

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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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- 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, and the Exchange Building is hereby declared a landmark.

Section 2. CONTROLS. To assure the preservation of the specified features and characteristics of the landmark, the following controls shall be 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 alterations or significant changes to:
  - a) the building exterior;
  - b) the Second Avenue lobby;
  - c) the following features of the First Avenue lobby: 1) elevator wall borders; 2) carved wood doorway surrounds; 3) building director; except as noted under Administrative Review (below).
- 2. A Certificate of Approval is not required for any in-kind maintenance or repairs of the above-noted features.

Non-original areas adjoining the Second Avenue lobby may be altered without further approval. These non-original areas include the leased commercial spaces adjoining the lobby and the partitions separating leased commercial spaces from the lobby. The glass marquee along the First Avenue frontage may be removed and the glass within it may be altered without further approval.

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



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  - c) Cleaning. Cleaning, tuckpointing, and sealing of the building shall be performed pursuant to the Secretary of Interior's Standards for Rehabilitation and shall be approved by the CHPO who shall have the authority to depart from the Secretary of Interior's Standards for Rehabilitation if such a departure will enhance the preservation of the Exchange Building.
  - d) Other Changes. The Board may at any time adopt, and the Owner may at any time propose for Board approval, standards for other kinds of alteration that the Board or Owner wishes to subject to Administrative Review rather than the Certificate of Approval process.

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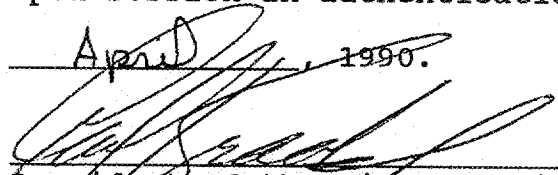
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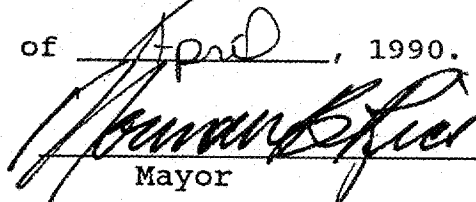
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Section 6. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, Arctic Building, and deliver one copy to the Director of the Department of Construction and Land Use.

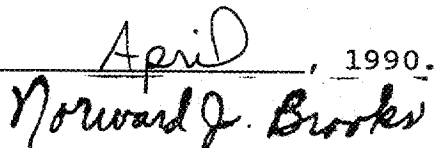
PASSED by the City Council the 16<sup>th</sup> day of April, 1990 and signed by me in open session in authentication of its passage this 16<sup>th</sup> day of April, 1990.

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

Approved by me this 20<sup>th</sup> day of April, 1990.

  
\_\_\_\_\_  
Mayor

Filed by me this 20<sup>th</sup> day of April, 1990.

  
\_\_\_\_\_  
Norward J. Brooks

ATTEST: \_\_\_\_\_  
City Comptroller and City Clerk

(SEAL)

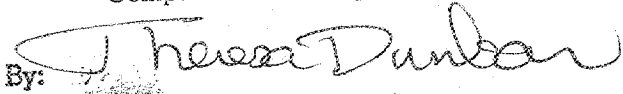
Published \_\_\_\_\_ BY:   
Deputy

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 April 21, 1990

<sup>4</sup> NORWARD J. BROOKS  
Comptroller and City Clerk

By: 

## APPENDIX I

### SIGNAGE STANDARDS FOR EXCHANGE BUILDING 821 Second Avenue Seattle, Washington

#### A. General

1. Retail tenants shall utilize the existing ceiling hung light boxes as their primary sign identification. (diagrams attached).
2. Two copies of sign layout and Shop drawings are to be submitted to Cornerstone Management Services, Inc. for approval prior to fabrication.
3. No flashing or animation of signs is permitted, and no reader boards are permitted on building signs. Illuminated signs must be front lit.
4. Window signs may be painted directly on the glass of show windows, doors, relites or transoms, if a design has been reviewed and approved by the Landlord as specified in paragraph A.2 above. Neon signing is permitted inside the Tenant space, but only with prior review and approval by the Landlord and Landmarks Preservation Board staff.
5. Unique conditions may exist in various locations, requiring special considerations for signing. Special signing in such locations may be permitted subject to review and approval of the Landlord and the Landmarks Preservation Board staff.

#### B. Graphics

1. Letter graphics shall be no more than twelve inches in height and a balance between graphics and background sizes shall be strived for in all signs.

To the extent possible, signage should be compatible with the Modernist Style as described in the Landmarks Preservation Board Staff Report on Designation for the Exchange Building.

2. Symbols, spacing, and colors are subject to review and approval of the Landlord, as specified in paragraph A.2 above, regarding compatibility with the character of the building and its existing colors and materials.
3. Molded projecting letters are permitted; such projections shall extend no further than one half inch from the face of the sign.

C. The Secretary the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Staff evaluation of signage will in all cases be guided by the above standards. In particular, the following guidelines will direct staff consideration of new signage.


1. New design should be compatible with controlled features of the building in regard to size, scale, material, and color.
2. Signs that obscure, damage, or destroy remaining controlled, character-defining features of the building shall not be permitted.

TIME AND DATE STAMP

\*\*\* IT IS ASSUMED YOU ARE WILLING TO SPONSOR THIS LEGISLATION. IF NOT, PLEASE RETURN TO THE COUNCIL PRESIDENT'S OFFICE.

**SPONSORSHIP**

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
PRESIDENT'S SIGNATURE



STATE OF WASHINGTON - KING COUNTY

25868  
City of Seattle

—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: 115038

was published on

05/01/90

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

*C. Powell*

Subscribed and sworn to before me on

*Thom Bay*  
MAY 1 1990

Notary Public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 11882

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WHEREAS, at a public hearing on October 2, 1985, the Board voted to approve the designation of the Exchange Building as a Landmark under SMC Chapter 25.12; and

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- 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 Exchange Building is hereby added to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Section 6. 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.

Passed by the City Council the 16th day of April, 1986, and signed by me in open session in authentication of its passage this 16th day of April, 1986.  
PAUL KRABEL,  
President of the City Council.  
Approved by me this 16th day of April, 1986.  
NORMAN RICE,  
Mayor.  
Filed by me this 20th day of April, 1986.  
Attest: NORWARD J. BROOKS,  
City Comptroller and City Clerk  
(Seal) By: THESSA DUNBAR,  
Deputy Clerk.  
Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.  
Date of official publication in Daily Journal of Commerce, Seattle, May 1, 1986.  
(25868)