

ORDINANCE No.

116973

NA

COUNCIL BILL No.

109945

The City

AN ORDINANCE relating to historic preservation, imposing controls upon the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), and adding it and its site to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Honorable President:

Your Committee on _____

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

12/2/93 Land Use

Full Council

COMPTROLLER FILE No. _____

Introduced: NOV 15 1993	By: DONALDSON
Referred: NOV 15 1993	To: LAND USE COMMITTEE
Referred:	To:
Referred:	To:
Reported: DEC 13 1993	Second Reading: DEC 13 1993
Third Reading: DEC 13 1993	Signed: DEC 13 1993
Presented to Mayor: DEC 14 1993	Approved: DEC 17 93
Returned to City Clerk: DEC 20 93	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

OK

Leg Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

to President:

Committee on _____

was referred the within Council Bill No. _____

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

2/23/93 Land Use Committee 3-0 Do Pass

Full Council vote 9-0

Committee Chair

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3 ORDINANCE 116973
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5 AN ORDINANCE relating to historic preservation, imposing controls
6 upon the Rainier Cold Storage and Ice/Seattle Brewing and
7 Malting Company Building, a Landmark designated by the
8 Landmarks Preservation Board under Chapter 25.12 of the
Seattle Municipal Code (Ordinance 106348), and adding it and
its site to the Table of Historical Landmarks contained in
Chapter 25.32 of the Seattle Municipal Code.

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

12 WHEREAS, The Landmarks Preservation Board after a public hearing
13 on March 15, 1989, voted to approve the nomination of the
14 Rainier Cold Storage and Ice/Seattle Brewing and Malting
Company Building at 6000-6004 Airport Way South in Seattle as
a landmark under SMC Chapter 25.12; and

15 WHEREAS, after a public hearing on April 19, 1989, the Board voted
16 to approve the designation of the Rainier Cold Storage and
Ice/Seattle Brewing and Malting Company Building as a
landmark under SMC Chapter 25.12; and

17 WHEREAS, on August 5, 1992, the Board and the owners of the
18 designated property agreed to controls and incentives; and

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

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

21 Section 1. DESIGNATION. That the designation by the
22 Landmarks Preservation Board of the Rainier Cold Storage and
23 Ice/Seattle Brewing and Malting Company Building and its site,
24 more particularly described on Exhibit A hereto, as a landmark
25 based upon satisfaction of the following criteria of SMC Section
26 25.12.350:

- 27 1) It is associated in a significant way with a
28 significant aspect of the cultural, political, or
29 economic heritage of the community, City, state or
nation;
- 30 2) It embodies the distinctive visible characteristics
31 of an architectural style, or period, or of a
method of construction; and
- 32 3) Because of its prominence of spatial location,
33 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.

1 is hereby acknowledged, and the Rainier Cold Storage and
2 Ice/Seattle Brewing and Malting Company Building and its site are
3 hereby declared a landmark.

4 Section 2. CONTROLS. The following controls are hereby
5 imposed on the features and characteristics of the Rainier Cold
6 Storage and Ice/Seattle Brewing and Malting Company Building, and
7 its site that were designated by the Board for preservation:

8 A. Except as provided in subsection 2.B and 2.C below,
9 a Certificate of Approval must be obtained from the
10 Landmarks Preservation Board pursuant to SMC
11 25.12.670 et seq., or the time for denying an
12 application for a Certificate of Approval must have
13 expired, before the owners may make alterations or
14 significant changes to:

15 1. The entire exterior of the buildings,
16 **excluding:**

17 (a) the postwar addition to the
18 east side of the General Offices
19 building, (b) the metal addition at
20 the northernmost end of the
21 property, and (c) the fruit packing
22 facility on southeast end of the
23 property;

24 2. The interior of the main hall of the
25 General Office Building and those
26 elements of the mezzanine/balcony which
27 are visible from the main hall; and

28 3. The site, with regard to new
29 construction.

30 B. For the designated areas of the building and site
31 visible from Airport Way South, the addition or for
32 the elimination of ducts, conduits, HVAC vents,
33 grilles, fire escapes, pipes and other similar
utility or mechanical elements necessary to the
normal operation of the building may be approved by
the Historic Preservation Officer without the need
for further action by the Board if the Historic
Preservation Officer determined, upon examination
of submitted plans and specifications, that such

1 alterations are consistent with the purposes of the
2 Landmarks Preservation Ordinance. If the Historic
3 Preservation Officer disapproves such alterations,
4 the owners may submit revised plans and
5 specifications to the Historic Preservation Officer
6 or may apply to the Board for a Certificate of
7 Approval for the alterations.

8 C. No Certificate of Approval shall be required, and
9 any changes may be permitted without further
10 review, for the following:

- 11 1. The repairing and/or reconfiguration of
12 the existing parking lots and driveways
and associated landscaping.
- 13 2. Change(s) in roofing material provided
14 that the height and volume of the
buildings are not altered.
- 15 3. For areas of the building and site not
16 visible from Airport Way South, the
addition or elimination of ducts,
17 conduits, HVAC vents, grilles, fire
escapes, pipes and other similar wiring
18 or mechanical elements necessary for the
normal operation of the building.
- 19 4. In-kind maintenance of or repairs to any
20 of the designated features.

21 Section 3. INCENTIVES.

- 22 A. Economic incentives may be made available as set
23 forth in the Controls and Incentives Agreement
24 between the Owner and the Board, and as they may
25 become available in the future.
- 26 B. SMC Titles 23 and 24 provide for special exceptions
27 which may be available for uses not normally
28 permitted in a particular zoning classification by
29 means of an administrative conditional use.

30 Section 4. Enforcement of this Ordinance and penalties for
31 its violation shall be as provided in Section 25.12.910 of the
32 Seattle Municipal Code.

33 Section 5. Rainier Cold Storage and Ice/Seattle Brewing and
Malting Company Building and its site are hereby added to the

1 Table of Historical Landmarks contained in Chapter 25.32 of the
2 Seattle Municipal Code.

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

8 Section 7. This ordinance shall take effect and be in force
9 thirty days from and after its passage and approval, if approved
10 by the Mayor; otherwise it shall take effect at the time it shall
11 become a law under the provisions of the City Charter.

12 Passed by the City Council the 13 day of December,
13 1992, and signed by me in open session in authentication of its
14 passage this 13 day of December, 1993.

15
16 Scott Benson
17 President of the City Council

18 Approved by me this 17 day of December, 1993.

19 Norman B. Rice
20 Norman B. Rice, Mayor

21 Filed this 20 day of December, 1993.

22 (SEAL)

23 Published _____

24 By

Margaret Carter
25 Deputy Clerk

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FILED
CITY OF SEATTLE
96 JAN 19 AM 10:28
CITY CLERK

JBB:rh
November 1, 1993

ORDINANCE 116973

AN ORDINANCE relating to historic preservation, imposing controls upon the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348), and adding it and its site to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

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 March 15, 1989, voted to approve the nomination of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building at 6000-6004 Airport Way South in Seattle as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on April 19, 1989, the Board voted to approve the designation of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building as a landmark under SMC Chapter 25.12; and

WHEREAS, on August 5, 1992, 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. DESIGNATION. That the designation by the Landmarks Preservation Board of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building and its site, more particularly described on Exhibit A hereto, 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;
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 3) 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.

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1 is hereby acknowledged, and the Rainier Cold Storage and
2 Ice/Seattle Brewing and Malting Company Building and its site are
3 hereby declared a landmark.

4 Section 2. CONTROLS. The following controls are hereby
5 imposed on the features and characteristics of the Rainier Cold
6 Storage and Ice/Seattle Brewing and Malting Company Building, and
7 its site that were designated by the Board for preservation:

8 A. Except as provided in subsection 2.B and 2.C below,
9 a Certificate of Approval must be obtained from the
10 Landmarks Preservation Board pursuant to SMC
11 25.12.670 et seq., or the time for denying an
12 application for a Certificate of Approval must have
13 expired, before the owners may make alterations or
14 significant changes to:

- 15 1. The entire exterior of the buildings,
16 **excluding:**
 - 17 (a) the postwar addition to the
18 east side of the General Offices
19 building, (b) the metal addition at
20 the northernmost end of the
21 property, and (c) the fruit packing
22 facility on southeast end of the
23 property;
- 24 2. The interior of the main hall of the
25 General Office Building and those
26 elements of the mezzanine/balcony which
27 are visible from the main hall; and
- 28 3. The site, with regard to new
29 construction.

30 B. For the designated areas of the building and site
31 visible from Airport Way South, the addition or for
32 the elimination of ducts, conduits, HVAC vents,
33 grilles, fire escapes, pipes and other similar
utility or mechanical elements necessary to the
normal operation of the building may be approved by
the Historic Preservation Officer without the need
for further action by the Board if the Historic
Preservation Officer determined, upon examination
of submitted plans and specifications, that such

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alterations are consistent with the purposes of the Landmarks Preservation Ordinance. If the Historic Preservation Officer disapproves such alterations, the owners may submit revised plans and specifications to the Historic Preservation Officer or may apply to the Board for a Certificate of Approval for the alterations.

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

1. The repairing and/or reconfiguration of the existing parking lots and driveways and associated landscaping.
2. Change(s) in roofing material provided that the height and volume of the buildings are not altered.
3. For areas of the building and site not visible from Airport Way South, the addition or elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes and other similar wiring or mechanical elements necessary for the normal operation of the building.
4. In-kind maintenance of or repairs to any of the designated features.

Section 3. INCENTIVES.

- A. Economic incentives may be made available as set forth in the Controls and Incentives Agreement between the Owner and the Board, and as they may become available in the future.
- B. SMC Titles 23 and 24 provide for special exceptions which may be available for uses not normally permitted in a particular zoning classification by means of an administrative conditional use.

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. Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building and its site are hereby added to the

1 Table of Historical Landmarks contained in Chapter 25.32 of the
2 Seattle Municipal Code.

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

8 Section 7. This ordinance shall take effect and be in force
9 thirty days from and after its passage and approval, if approved
10 by the Mayor; otherwise it shall take effect at the time it shall
11 become a law under the provisions of the City Charter.

12 Passed by the City Council the 13 day of December,
13 1992, and signed by me in open session in authentication of its
14 passage this 13 day of December, 1993.

15
16 Geo G Benson
17 President of the City Council

18 Approved by me this 17 day of December, 1993.

19 Norman B Rice
20 Norman B. Rice, Mayor

21 Filed this 20 day of December, 1993.

22 (SEAL)

23 Published _____

24 By

Margaret Carter
25 Deputy Clerk

26 STATE OF WASHINGTON
27 COUNTY OF KING
CITY OF SEATTLE

28 I, JUDITH E. POPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
29 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
30 COPY OF Ordinance 116973

AS THE SAME APPEARS ON FILE AND OF RECORD IN THIS DEPARTMENT.

31 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND
32 THE SEAL TO THE CITY OF SEATTLE, THIS 20th day of December, 1993

JUDITH E. POPIN
CITY CLERK

Margaret Carter

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EXHIBIT A

LEGAL DESCRIPTION

All the following described property situated in the City of Seattle, County of King, State of Washington:

A tract of land comprising portions of tracts 8 and 9 of the Julius Horton Tracts recorded in Vol. 3 of Plats, page 171, records of King County, Washington; also an unplatted tract of land situated in the L.M. Collins Donation Claim lying between the easterly line of said tract 8 of the Julius Horton Tracts and the northerly line of former Nora Street in Spragues Addition to the City of Seattle as recorded in Vol. 7 of Plats, page 49, records of King County, Washington, also portion of vacated Nora Street as vacated by Ordinance No. 78 City of Georgetown, also portion of Block 1, Sprague's Addition and vacated alley in said Block, also vacated portion of Juneau St., as vacated by Ordinance No. 35490 City of Seattle, the boundaries of said tract of land are more particularly described as follows:

Commencing at the monument marking the intersection of the west line of said Julius Horton Tracts and the center line of Airport Way (Duwamish Avenue); thence S 34°23'39"E along said center line 247.95 feet; thence N 55°36'21"E 30 feet to the easterly margin of Airport Way and the true place of beginning; thence S 34°23'39" E along said easterly margin 1389.08 feet; thence continuing along the northerly margin of Airport Way S 66°47'45" E, 3319 feet; thence S 70°45'24" E, 44.91 feet to the northwestern margin of the unvacated portion of Juneau Street as the same as set forth in Ordinance No. 3590 of Seattle; thence N 53°41'06" E, 123.86 feet along said Juneau Street margin; thence S 80°22'34" E, 33.58 feet along the northerly margin of Juneau Street; thence N 53°41'06" E, 7.18 feet along said margin of Juneau Street; thence N 36°18'54" W, 245.30 feet; thence N 53°41'06"E, 9.20 feet; thence N 36°18'54" W, 122.00 feet; thence N 35°58'54" W, 275.33 feet; thence N 36°18'54" W, 79.20 feet; thence S 53°41'06" W, 10.80 feet; thence N 36°18'54" W, 750.45 feet to the P.C. of a curve; thence on a curve to the right with a radius of 5877.22 feet a distance of 4.85 feet; thence S 55°36'21" W, 152.69 feet to true place of beginning.

LESS the following described portion thereof heretofore conveyed to the City of Seattle, Washington, for street purposes:

That portion of former Nora Avenue vacated by ordinance No. 78 of the City of Georgetown (now a part of the City of Seattle); those portions of lots 7 to 12, both inclusive, Block 1, Sprague's Addition, as recorded in Vol. 7 of King County Plats at page 49; and that portion of former Juneau Street vacated by Ordinance No. 35490 of the City of Seattle adjoining Lot 7, said block and addition, lying within the limits of the following description:

Beginning at the point of intersection of the northeasterly margin of Airport Way as now established, within line 23 feet south of and parallel to the south line of said Lot 7, the same being the northerly margin of Juneau Street as established by Vacation Ordinance No. 35490 of the City of Seattle; thence 50.01 feet Northeasterly along said northerly margin of Juneau Street; thence Northwest-erly along a straight line a distance of 216.47 feet to a point of curvature; thence continuing northwesterly along the arc of a curve to the right having a radius of 100 feet, a distance of 42.03 feet to a point of tangency with the northwesterly margin of Airport Way as now established, said point being 24.47 feet northwesterly, measured along said northwesterly margin, from the most westerly corner of said Lot 12; thence southwesterly and easterly along said northeasterly margin of Airport Way to the point of beginning.

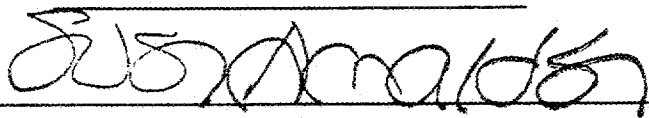
6004 AIRPORT WY S

TIME AND DATE STAMP

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

38032
City of Seattle

-SS-

No. IN FULL

City of Seattle
ORDINANCE 116973

Affidavit of Publication

AN ORDINANCE relating to historic preservation, imposing controls upon the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106148), and adding it and its site to the Table of Historical Landmarks contained in Chapter 25.12 of the Seattle Municipal Code.

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 March 15, 1989, voted to approve the nomination of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building at 6000-6004 Airport Way South in Seattle as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on April 19, 1989, the Board voted to approve the designation of the Rainier Cold Storage and Ice/Seattle Brewing and Malting company Building as a landmark under SMC Chapter 25.12; and

WHEREAS, on August 5, 1992, 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. DESIGNATION. That the designation by the Landmarks Preservation Board of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building and its site, more particularly described on Exhibit A hereto, as a landmark based upon satisfaction of the following criteria of SMC Section 25.12.190:

- 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;
- 2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- 3) 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 Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building and its site are hereby declared a landmark.

Section 2. CONTROLS. The following controls are hereby imposed on the features and characteristics of the Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, and its site that were designated by the Board for preservation:

- A. Except as provided in subsection 2.B and 2.C below, a Certificate of Approval must be obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for denying an application for a Certificate of Approval must have

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 or to the date of publication hereinafter referred to, published in English language continuously as a daily newspaper in Seattle, King 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 of 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:116973

published on
12/27/93

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

[Signature]

Subscribed and sworn to before me on
12/27/93

[Signature]

Notary Public for the State of Washington,
residing in Seattle