

ORDINANCE No. 118045

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COUNCIL BILL No. 111145

INDEXED

# The City of Seattle--Legislative

## REPORT OF COMMITTEE

AN ORDINANCE relating to historic preservation, imposing controls upon the Jensen Block, 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.

Honorable President:

Your Committee on Historic Preservation Committee

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

*Approve 3-0 3/5/96*

*Full Council vote 5-0*

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

Introduced: <i>MAR - 4 1996</i>	By: <i>DRAGO</i>
Referred: <i>MAR - 4 1996</i>	To: Business, Economic & Community Development Committee
Referred:	To:
Referred:	To:
Reported: <i>MAR 11 1996</i>	Second Reading: <i>MAR 11 1996</i>
Third Reading: <i>MAR 11 1996</i>	Signed: <i>MAR 11 1996</i>
Presented to Mayor: <i>MAR 12 1996</i>	Approved: <i>MAR 14 1996</i>
Returned to City Clerk:	Published: <i>full</i>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

*Jan Drago*

Committee Chair

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AN ORDINANCE relating to historic preservation, imposing controls upon the Jensen Block, 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 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, 1995, voted to approve the nomination of the Jensen Block at 601-611 Eastlake Avenue East in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on April 19, 1995, the Board voted to approve the designation of the Jensen Block as a Landmark under SMC Chapter 25.12; and

WHEREAS, on July 5, 1995, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommended to the City Council approval of controls and incentives; and 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 Jensen Block, more particularly described as:

STR 292504, E 115 feet of NW 1/4 of SW 1/4 LY W of Eastlake Ave as established by Cond #23374 & E of Yale Ave N & N of Mercer St. and S of LN Midway between N LN SD Sud & N MGN of Mercer St.

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

1 as a Landmark based upon satisfaction of the following standards of  
2 SMC Section 25.12.350:

3 D. It embodies the distinctive visible  
4 characteristics of an architectural  
5 style, or period, or of a method of  
6 construction.

7 is hereby acknowledged.

8 **Section 2. CONTROLS.** The following controls are hereby  
9 imposed on the features and characteristics of the Jensen Block  
10 that were designated by the Board for preservation:

11 A. Except as provided in subsection B and C, below, a  
12 Certificate of Approval must be obtained from the  
13 Landmarks Preservation Board pursuant to SMC 25.12.670 et  
14 seq., or the time for denying an application for a  
15 Certificate of Approval must have expired, before the  
16 owners may make alterations or significant changes to the  
17 entire exterior of the building, including the roof, and  
18 the site.

19 B. If after examination of plans and specifications the  
20 Historic Preservation Officer determines that any of the  
21 following exterior alterations are consistent with the  
22 purposes of the Landmarks Preservation Ordinance, the  
23 Historic Preservation Officer may approve the alteration  
24 without need for further action by the Board: the  
25 addition or elimination of ducts, conduits, HVAC vents,  
26 grilles, fire escapes, pipes, and other similar wiring or

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mechanical elements necessary for the normal operation of the building. 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 any in-kind maintenance or repairs of the features noted in A, above.

**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, as they become available in the future.
- B. SMC Title 23 provides for authorization of 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.** The Jensen Block 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,

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deliver two copies to the City Historic Preservation Officer, and  
deliver one copy to the Director of the Department of Construction  
and Land Use.

**Section 7.** This ordinance shall take effect and be in force  
thirty (30) days from and after its approval by the Mayor, but if  
not approved and returned by the Mayor within ten (10) days after  
presentation, it shall take effect as provided by Municipal Code  
Section 1.04.020.

Passed by the City Council the 11 day of March,  
1996, and signed by me in open session in authentication of its  
passage this 11 day of March, 1996.

[Signature]  
President \_\_\_\_\_ of the City Council

Approved by me this 14 day of March, 1996.

[Signature]  
Mayor

Filed by me this 15 day of March, 1996.

[Signature]  
City Clerk

(Seal)

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The City of Seattle

## Landmarks Preservation Board

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0228

February 23, 1996

LPB 30/96

Councilmember Jan Drago  
President, Seattle City Council  
1100 Municipal Building  
Seattle, WA 98104

Dear Councilmember Drago:

The Landmarks Preservation Board is submitting the following ordinances for consideration by the Business, Economic and Community Development Committee and the City Council:

Jensen Block, 601-611 Eastlake Avenue East  
Wintonia Hotel, 1431 Minor Avenue  
Seattle Times Building, 1120 John Street  
Troy Laundry, 311-329 Fairview Avenue North

Controls and Incentives Agreements have been signed with the property owners and have been approved by the Landmarks Preservation Board.

Please contact Elizabeth Chave at 684-0380 if you have any questions. Thank you.

Sincerely,

Melba Caliano  
Chair, Landmarks Preservation Board

Enclosures

Administered by The Office of Urban Conservation, The Seattle Department of Neighborhoods

Printed on Recycled Paper

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960405-0871 12:20:00 PM KING COUNTY RECORDS 024 JB 19.00

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11 passage this 11 day of March, 1996.

12  
13 [Signature]  
14 President of the City Council

15 Approved by me this 14 day of March, 1996.

16 [Signature]  
17 Mayor

18 Filed by me this 15 day of March, 1996.

19 [Signature]  
20 City Clerk

21 (Seal) STATE OF WASHINGTON )  
COUNTY OF KING ) ss  
CITY OF SEATTLE )

22 I, JUDITH E. PIPPER, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY  
23 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT  
COPY OF Ordinance 118045

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

25 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED  
THE SEAL TO THE CITY OF SEATTLE, THIS 26th day of March, 1996

26 JUDITH E. PIPPER  
CITY CLERK  
BY [Signature]  
DEPUTY CLERK

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TIN 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:

*San Diego*

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**FOR CITY COUNCIL PRESIDENT USE ONLY**

COMMITTEE(S) REFERRED TO:

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

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STATE OF WASHINGTON - KING COUNTY

66171  
City of Seattle, City Clerk

--ss.

No. IN FULL

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

CT:ORD 118045

was published on

03/29/96

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

*M. Alvarez*  
Subscribed and sworn to before me on

03/30/96

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

Affidavit of Publication

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