

ORDINANCE No. 118046

COUNCIL BILL No. 11146

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle Times Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.13 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

INDEXED

The City of Seattle--Legislative

REPORT OF COMMITTEE

Honorable President:

Your Committee on BECAD Committee

to which was referred the within Council Bill No. 11146  
Report that we have considered the same and respectfully recommend

Approve 3-0 3/5/96

Full Council vote 5-0

*Jan Deag*

Committee Chair

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

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

ORDINANCE 118046

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6 Landmarks Preservation Board under Chapter 25.12 of the  
7 Seattle Municipal Code, and adding it to the Table of  
8 Historical Landmarks contained in Chapter 25.32 of the Seattle  
9 Municipal Code.

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

15 WHEREAS, the Landmarks Preservation Board after a public  
16 hearing on June 21, 1995, voted to approve the nomination  
17 of the Seattle Times Building at 1120 John Street in  
18 Seattle as a Landmark under SMC Chapter 25.12; and

19 WHEREAS, after a public hearing on August 2, 1995, the Board  
20 voted to approve the designation of the Seattle Times  
21 Building as a Landmark under SMC Chapter 25.12; and

22 WHEREAS, on November 1, 1995, the Board and the owners of the  
23 designated property agreed to controls and incentives;  
24 and

25 WHEREAS, the Board recommended to the City Council approval of  
26 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 Seattle Times Building, more  
particularly described as:

Lots 7 through 12 in Block 110, D. T. Denny's  
Fifth Addition to North Seattle, as per plat  
recorded in Volume 1 of Plats, Page 202,  
records of King County; and together with  
those portions of the Donation Claim of D.T.  
Denny and Louisa Denny, his wife, and  
Government Lot 7 in the southeast quarter of

NOTICE:  
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1 Section 30, Township 25 North, Range 4 East,  
2 W.M., lying westerly of Fairview Avenue North,  
3 as condemned in King Country Superior Court  
4 Cause No. 204496, as provided by Ordinance No.  
5 51975, and described as that portion lying  
6 southerly of Thomas Street as conveyed by deed  
7 recorded under Recording No. 2103211,  
8 northerly of John Street, and easterly of the  
9 alley in said Block 110; and together with the  
10 vacated alley in Block 110 of said Plat of  
11 D.T. Denny's Fifth Addition, vacated under  
12 Seattle Ordinance No. 89750; situate in the  
13 City of Seattle, County of King, State of  
14 Washington

15 as a Landmark based upon satisfaction of the following standards of  
16 SMC Section 25.12.350:

- 17 C. It is associated in a significant way  
18 with a significant aspect of the  
19 cultural, political, or economic heritage  
20 of the community, City, state or nation
- 21 D. It embodies the distinctive visible  
22 characteristics of an architectural  
23 style, or period, or of a method of  
24 construction.
- 25 E. It is an outstanding work of a designer  
26 or builder

is hereby acknowledged.

18 **Section 2. CONTROLS.** The following controls are hereby  
19 imposed on the features and characteristics of the Seattle Times  
20 Building that were designated by the Board for preservation:

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

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owners may make alterations or significant changes to the entire exterior of the 1930-31 office building, including the roof, as described in the Report on Designation.

- B. If after examination of plans and specifications the Historic Preservation Officer determines that any of the following exterior alterations are consistent with the purposes of the Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without need for further action by the Board: 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. 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.
- D. No Certificate of Approval shall be required and changes may be permitted without further review for the following:

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a. Alterations to or the removal of the existing electrified sign and clock on the southeast corner of the building. (Attachment A)

b. The removal of the existing fabric awnings and the seasonal removal and reinstallation of such awnings. (Attachment B)

E. On September 14, 1995, the Board granted a Certificate of Approval (LPB 214/95) to move and incorporate the east and south facades of the building into the new Seattle Times headquarters project. The Owner may proceed with the project under the terms and conditions of that Certificate of Approval without seeking a Certificate of Approval or Administrative Review under this Controls and Incentives agreement.

**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.

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**Section 5.** The Seattle Times 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 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.

John Drago  
President \_\_\_\_\_ of the City Council

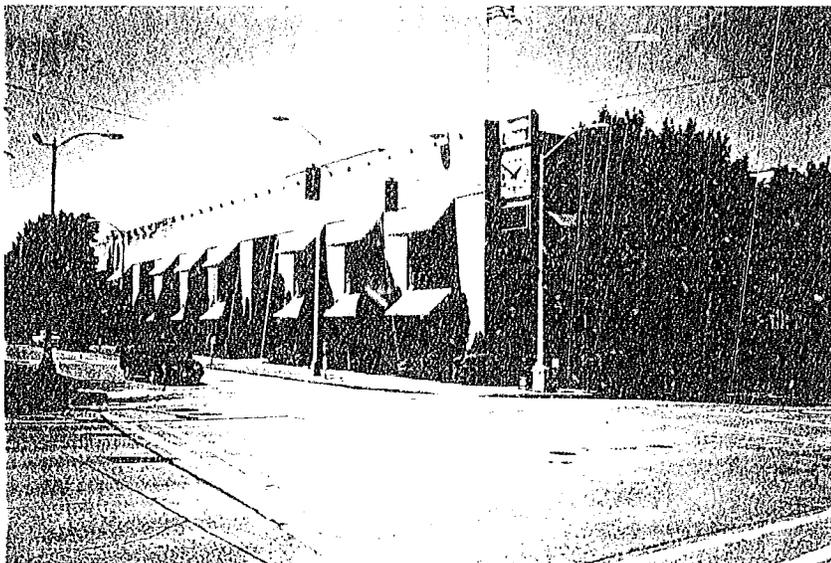
Approved by me this 14 day of March, 1996.  
Norman Street  
Mayor

Filed by me this 15 day of March, 1996.  
Margaret Carter  
City Clerk

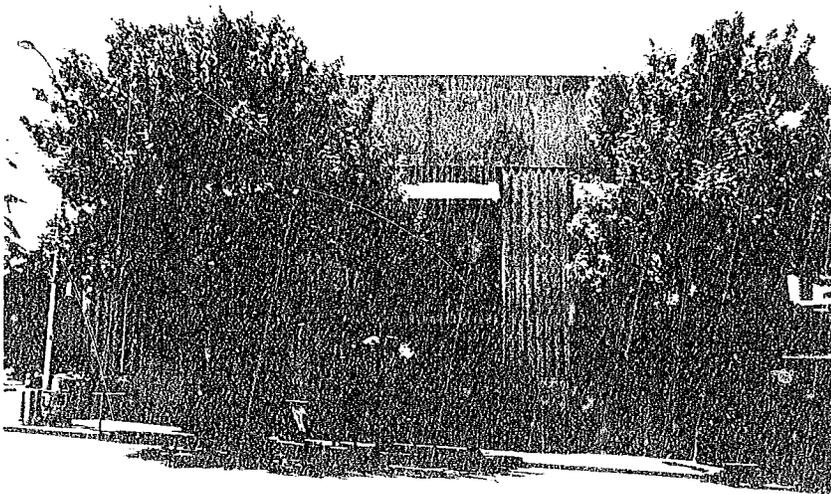
(Seal)

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ATTACHMENT A



ATTACHMENT B



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The City of Seattle

## Landmarks Preservation Board

700 Third Avenue, 4th floor, Seattle, Washington 98104, (206) 634-0228

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

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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 June 21, 1995, voted to approve the nomination of the Seattle Times Building at 1120 John Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on August 2, 1995, the Board voted to approve the designation of the Seattle Times Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 1, 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 Seattle Times Building, more particularly described as:

Lots 7 through 12 in Block 110, D. T. Denny's Fifth Addition to North Seattle, as per plat recorded in Volume 1 of Plats, Page 202, records of King County; and together with those portions of the Donation Claim of D.T. Denny and Louisa Denny, his wife, and Government Lot 7 in the southeast quarter of

SEARCHED INDEXED SERIALIZED FILED  
FEB 21 1996  
CLERK OF SUPERIOR COURT  
SEATTLE, WASHINGTON

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

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John Deas  
President \_\_\_\_\_ of the City Council

Approved by me this 14 day of March, 1996.

Norman B. Rice  
Mayor

Filed by me this 15 day of March, 1996.

Margaret Carter  
City Clerk

(Seal)

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STATE OF WASHINGTON  
COUNTY OF KING  
CITY OF SEATTLE

} ss

I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY  
CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT  
COPY OF Ordinance 118046

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 TO THE CITY OF SEATTLE, THIS 26th day of March, 1996

JUDITH E. PIPPIN  
CITY CLERK

BY: Margaret Carter

DEPUTY CLERK

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TIME AND DATE STAMP

SPONSORSHIP

*San Diego*

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY  
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

66172  
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 118046

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. Oliver*  
Subscribed and sworn to before me on

03/30/96

Notary Public for the State of Washington,  
residing in Seattle

Affidavit of Publication

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