

ORDINANCE No. 118046

COUNCIL BILL No. 111146

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle Times 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.

INDEXED

The City of Seattle

Honorable President:

Your Committee on BCC

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

Approve 3-0

Full Com

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 17 1996	Approved: MAR 14 1996
Returned to City Clerk:	Published: <u>Full</u>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

Chair President:

Committee on

BBCA Committee

was referred the within Council Bill No.

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

Approve 3-0

3/5/96

Full Council vote 5-0

*Jan Pease*

Committee Chair

ORDINANCE

118046

AN ORDINANCE relating to historic preservation, imposing controls upon the Seattle Times 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 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

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.

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

- A. Except as provided in subsection B and 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 expired, before the

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

4 B. If after examination of plans and specifications the  
5 Historic Preservation Officer determines that any of the  
6 following exterior alterations are consistent with the  
7 purposes of the Landmarks Preservation Ordinance, the  
8 Historic Preservation Officer may approve the alteration  
9 without need for further action by the Board: the  
10 addition or elimination of ducts, conduits, HVAC vents,  
11 grilles, fire escapes, pipes, and other similar wiring or  
12 mechanical elements necessary for the normal operation of  
13 the building. If the Historic Preservation Officer  
14 disapproves such alterations, the owners may submit  
15 revised plans and specifications to the Historic  
16 Preservation Officer or may apply to the Board for a  
17 Certificate of Approval for the alterations.

18 C. No Certificate of Approval shall be required, and any  
19 changes may be permitted without further review, for any  
20 in-kind maintenance or repairs of the features noted in  
21 A, above.

22 D. No Certificate of Approval shall be required and changes  
23 may be permitted without further review for the  
24 following:  
25  
26

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

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

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

15 **Section 3. INCENTIVES**

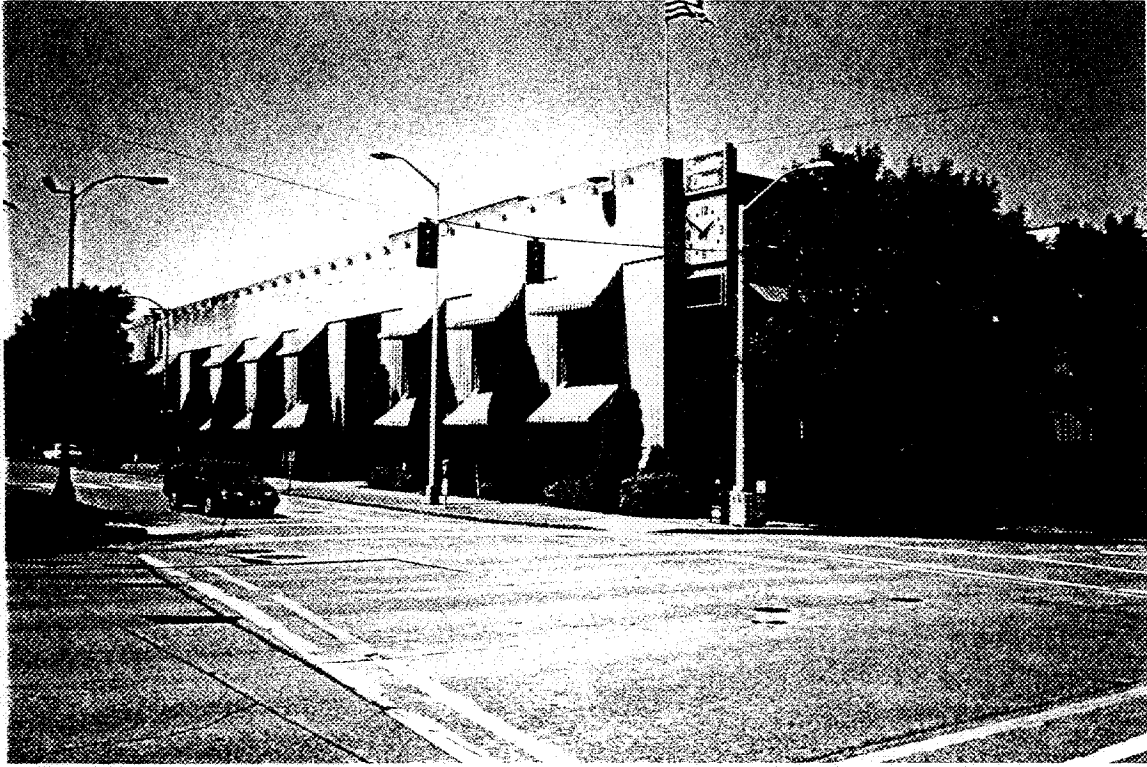
16 A. Economic incentives may be made available as set forth in  
17 the Controls and Incentives Agreement between the Owner  
18 and the Board, as they become available in the future.

19 B. SMC Title 23 provides for authorization of uses not  
20 normally permitted in a particular zoning classification  
21 by means of an administrative conditional use.

22 **Section 4.** Enforcement of this Ordinance and penalties for  
23 its violation shall be as provided in Section 25.12.910 of the  
24 Seattle Municipal Code.



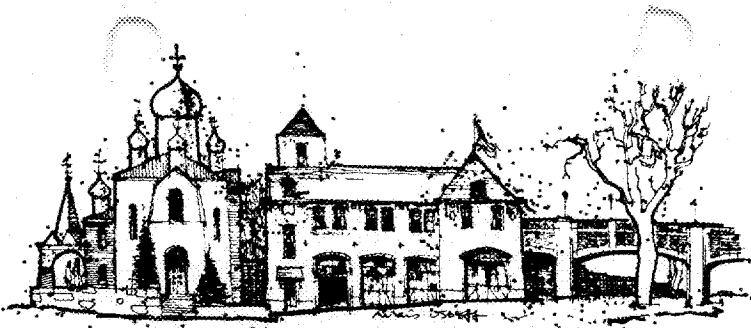
ATTACHMENT A



ATTACHMENT B



6



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

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15 **Section 3. INCENTIVES**

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20 normally permitted in a particular zoning classification  
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22 **Section 4.** Enforcement of this Ordinance and penalties for  
23 its violation shall be as provided in Section 25.12.910 of the  
24 Seattle Municipal Code.  
25

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1           **Section 5.** The Seattle Times Building is hereby added to the  
2 Table of Historical Landmarks contained in Chapter 25.32 of the  
3 Seattle Municipal Code.

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

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

14           Passed by the City Council the 11 day of March,  
15 1996, and signed by me in open session in authentication of its  
16 passage this 11 day of March, 1996.

17  
18 John Deegan  
19 President \_\_\_\_\_ of the City Council

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

21  
22 Maurice B. Lee  
23 Mayor

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

25 Margaret Carter  
26 City Clerk

(Seal)

TIME AND DATE STAMP

SPONSORSHIP

*San Diego*

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*

_____	_____
_____	_____
_____	_____
_____	_____
_____	
_____	

FOR CITY COUNCIL PRESIDENT USE ONLY

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

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

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.

Subscribed and sworn to before me on

03/30/96

Notary Public for the State of Washington,  
residing in Seattle

SEATTLE TIMES COMPANY

By *H. Mason Sizemore*  
H. Mason Sizemore  
its President

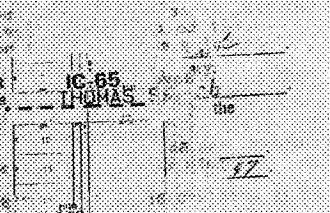
STATE OF WASHINGTON )  
COUNTY OF KING )

I certify that I know or have seen the person who appeared before me, and instrument, on oath stated that he/she acknowledged it as the president of the act of such party for the uses and purposes hereinafter stated.

DATED: *March 29, 199*

in Sizemore is the person who signed this instrument and he is free and voluntary.

City of *Seattle*, State of *Washington*



Publication ordered by JUDITH [Name] Date of official publication in D [Date] Seattle, March 29, 199 3/29/68178

Business firm managers who fully use the Journal of Commerce each day have decided to tag their competitors who fail to obtain such timely information in all lines of industry.

Neighborhood Commercial 3 with a 125-foot height limit (NC3/125), to be amended with a 125-foot height limit (C2/125) and accepting a Property Use and Development Agreement in connection therewith. (Petition of The Seattle Times Company, C.F. 300224, Appl. 9402336)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Plat 33E, page 101 of the Official Land Use Map adopted by Ordinance 117917 is amended to rezone from Neighborhood Commercial 3 with a 125-foot height limit (NC3/125), to Commercial 2 with a 125-foot height limit (C2/125) the following described property:

FARCEL A: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 99 OF GANGLOFF'S ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 50, RECORDS OF KING COUNTY; TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJOINING SAID LOTS 1 AND 2; AND TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING BETWEEN SAID LOTS 3, 4, 6, 7, 9 AND 10; EXCEPT THAT PORTION OF SAID LOTS 8, 9 AND 10 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 162246 FOR TERRY AVENUE NORTH, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.