

ORDINANCE No. 118047

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COUNCIL BILL No. 111147

INDEXED

The City of Seattle--Legislative Department

AN ORDINANCE relating to historic preservation, imposing controls upon the Troy Laundry 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.

REPORT OF COMMITTEE

Honorable President:

Your Committee on BECA Committee

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

Approve 3-0

3/5/96

Full Council vote 5-0

COMPROLLER FILE No.

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

Law Drago

Committee Chair

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AN ORDINANCE relating to historic preservation, imposing controls upon the Troy Laundry 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 Troy Laundry Building at 311-329 Fairview Avenue North (also known as 307 Fairview Avenue North) 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 Troy Laundry 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 Troy Laundry Building, more particularly described as:

Lots 3 through 5 and 7 through 10 in Block 109, 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

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

1 wife, and Government Lot 7 in the Southeast
2 quarter of Section 30, Township 25 North,
3 Range 4 East, W.M., lying westerly of Fairview
4 Avenue North, as condemned in King County
5 Superior Court Cause No. 204496, as provided
6 by Ordinance No. 51975, and described as that
7 portion lying easterly of the alley in said
8 Block 109 and southerly of Lot 4 in said Block
9 109 and northerly of Thomas Street as conveyed
10 by deed recorded under Recording No. 2103211;
11 and together with the vacated alley in Block
12 109 of said Plat of D.T. Denny's Fifth
13 Addition, vacated under Seattle Ordinance
14 No.92708; situate in the City of Seattle,
15 County of King, State of Washington.

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

18 D. It embodies the distinctive visible
19 characteristics of an architectural
20 style, or period, or of a method of
21 construction.

22 is hereby acknowledged.

23 **Section 2. CONTROLS.** The following controls are hereby
24 imposed on the features and characteristics of the Troy Laundry
25 Building, that were designated by the Board for preservation:

26 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 expired, before the
owners may make alterations or significant changes to the
entire exterior of the original 1927 building, and the
exteriors of the 1945 and 1946 additions designed by

1 Henry Bittman, as described in the Report on Designation.

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

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

20 D. On August 25, 1995, the Board granted a Certificate of
21 Approval (LPB 184/95) for a project that incorporates the
22 east and south facades of the building into a new parking
23 structure. The Owner may proceed with the project under
24 the terms and conditions of that Certificate of Approval
25 without seeking a Certificate of Approval or
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1 Administrative Review under this Controls and Incentives
2 agreement.

3 **Section 3. INCENTIVES**

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

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

10 **Section 4.** Enforcement of this Ordinance and penalties for
11 its violation shall be as provided in Section 25.12.910 of the
12 Seattle Municipal Code.

13 **Section 5.** The Troy Laundry Building is hereby added to the
14 Table of Historical Landmarks contained in Chapter 25.32 of the
15 Seattle Municipal Code.

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

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

3 Passed by the City Council the 11 day of March,
4 1996, and signed by me in open session in authentication of its
5 passage this 11 day of March, 1996.

6
7 John Deago
8 President _____ of the City Council

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

10 William B. Lee
11 Mayor

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

13 Margaret Carter
14 City Clerk

15 (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

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8 President of the City Council

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10 William B. Lee
11 Mayor

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

13 Margaret Carter
14 City Clerk

15 (Seal)

16 STATE OF WASHINGTON
17 COUNTY OF KING
18 CITY OF SEATTLE

19 } SS

20 I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
21 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
22 COPY OF Ordinance 118047

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

24 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED
25 THE SEAL TO THE CITY OF SEATTLE, THIS 20th day of March, 1996

26 JUDITH E. PIPPIN
CITY CLERK

BY: Margaret Carter
DEPUTY CLERK

9604050873

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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:

San Diego

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

66173
City of Seattle, City Clerk

--s.

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 118047

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.

[Signature]
Subscribed and sworn to before me on

03/30/96

[Signature]
Notary Public for the State of Washington,
residing in Seattle

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