

ORDINANCE No. 118047

COUNCIL BILL No. 111147

*W*

NEELED

The City of

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.

Honorable President:

Your Committee on \_\_\_\_\_

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

*Approved 3/1*

*Full C*

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

Introduced: <u>MAR 1 1 1996</u>	By: <u>DRAGO</u>
Referred: <u>MAR 1 4 1996</u>	To: <u>Business, Economic &amp; Community Development Commission</u>
Referred:	To:
Referred:	To:
Reported: <u>MAR 1 1 1996</u>	Second Reading: <u>MAR 1 1 1996</u>
Third Reading:	Signed: <u>MAR 1 1 1996</u>
Presented to Mayor: <u>MAR 1 1 1996</u>	Approved: <u>MAR 1 4 1996</u>
Returned to City Clerk: <u>MAR 1 7 1996</u>	Published: <i>Full</i>
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

# The City of Seattle--Legislative Department

Date Reported  
and Adopted

## REPORT OF COMMITTEE

President:

Committee on

BECA Committee

was referred the within Council Bill No.

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

Approve 3-0

5/5/96

Full Council vote 3-0

Jan Drago

Committee Chair

ORDINANCE

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4 AN ORDINANCE relating to historic preservation, imposing controls  
5 upon the Troy Laundry Building, a Landmark designated by the  
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 Troy Laundry Building at 311-329 Fairview Avenue  
18 North (also known as 307 Fairview Avenue North) in  
19 Seattle as a Landmark under SMC Chapter 25.12; and

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

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

26 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

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  
26

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  
24  
25  
26

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 Dease  
President \_\_\_\_\_ of the City Council

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

9  
10 William B. Lee  
Mayor

11  
12 Filed by me this 15 day of March, 1996.

13  
14 Margaret Carter  
City Clerk

15 (Seal)

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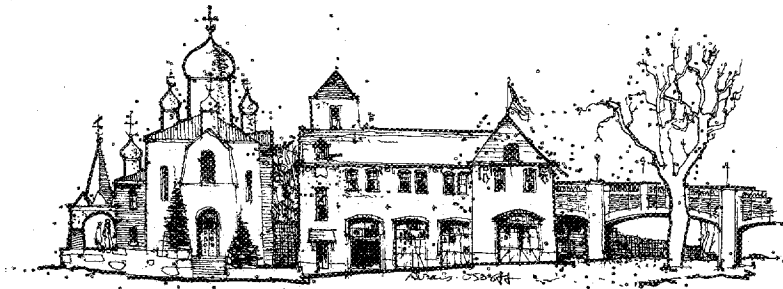
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The City of Seattle

## Landmarks Preservation Board

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0238

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

ORDINANCE 118047

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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 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:

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2280507096

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2 quarter of Section 30, Township 25 North,  
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exteriors of the 1945 and 1946 additions designed by

3604050873

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  
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6 Historic Preservation Officer may approve the alteration  
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7 B. SMC Title 23 provides for authorization of uses not  
8 normally permitted in a particular zoning classification  
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10 **Section 4.** Enforcement of this Ordinance and penalties for  
11 its violation shall be as provided in Section 25.12.910 of the  
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13 **Section 5.** The Troy Laundry Building is hereby added to the  
14 Table of Historical Landmarks contained in Chapter 25.32 of the  
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9604050873

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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 Deaso  
President \_\_\_\_\_ of the City Council

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

9  
10 Murphy Blue  
Mayor

11  
12 Filed by me this 15 day of March, 1996.

13  
14 Margaret Carter  
City Clerk

15 (Seal)

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

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

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

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

25 JUSTICE E. PIPPIN  
CITY CLERK

26 BY: Margaret Carter  
DEPUTY CLERK

9604050873

**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:

*Jan Ruzo*

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**FOR CITY COUNCIL PRESIDENT USE ONLY**

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

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

STATE OF WASHINGTON - KING COUNTY

66173  
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 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.

Subscribed and sworn to before me on

03/30/96

Notary Public for the State of Washington,  
residing in Seattle

City of Seattle

sets of the decedent Date of filing copy of Notice Creditors with Clerk of Court March 4, 1996. Date of first publication March 15, 1996.

the County of King. In Re the Estate of William E. Legg, a Deceased Person. No. 96-4-01230-8SEA. Creditors' Notice to

Ms. Nicole Lesnie, Plaintiff, woman, Plaintiff Yeun Chang and Chang, husband and marital community. KNT Summons by the State of Washington. The said defendant is the husband and wife of Plaintiff Yeun Chang and Chang, husband and marital community. You are hereby summoned and notified that a hearing on a Petition for the Termination of Parent and Child Relationship and Child Relationship will be heard on April 29, 1996, at 11:00 a.m. in the King County Courthouse, Room W285, 516 Third Avenue, Seattle, Washington, wherein Esseta R. Lesnie, mother of Infant Lesnie, a minor, alleges that you are the father of said child. Esseta R. Lesnie intends to consent in writing to the adoption of said child who is expected to be born on or about April 14, 1996, in Seattle, Washington. USA. Said child is believed to have been conceived sometime in July or August 1995, in or near Kent, Washington. As the alleged father of said child, you have the right to file a claim of paternity under RCW 26.26 and to seek custody of the child, to support the child, and to seek to establish a parent and child relationship. You have the right to be represented by counsel in that proceeding and counsel will be appointed for an indigent person who requests counsel. Your failure to appear at the hearing referred to above or to respond to this Notice of the Termination Petition or file a claim of paternity within thirty days of the date of this notice is a claim of paternity within thirty days of the date of this notice.

Ms. Nicole Lesnie, Plaintiff, woman, Plaintiff Yeun Chang and Chang, husband and marital community. KNT Summons by the State of Washington. The said defendant is the husband and wife of Plaintiff Yeun Chang and Chang, husband and marital community. You are hereby summoned and notified that a hearing on a Petition for the Termination of Parent and Child Relationship and Child Relationship will be heard on April 29, 1996, at 11:00 a.m. in the King County Courthouse, Room W285, 516 Third Avenue, Seattle, Washington, wherein Esseta R. Lesnie, mother of Infant Lesnie, a minor, alleges that you are the father of said child. Esseta R. Lesnie intends to consent in writing to the adoption of said child who is expected to be born on or about April 14, 1996, in Seattle, Washington. USA. Said child is believed to have been conceived sometime in July or August 1995, in or near Kent, Washington. As the alleged father of said child, you have the right to file a claim of paternity under RCW 26.26 and to seek custody of the child, to support the child, and to seek to establish a parent and child relationship. You have the right to be represented by counsel in that proceeding and counsel will be appointed for an indigent person who requests counsel. Your failure to appear at the hearing referred to above or to respond to this Notice of the Termination Petition or file a claim of paternity within thirty days of the date of this notice is a claim of paternity within thirty days of the date of this notice.