

ORDINANCE No. 119114

COUNCIL BILL No. 112278

Relating to historic preservation; imposing controls upon the Ford Assembly Plant Building and site, a Landmark designated by the Landmarks Preservation Board pursuant to 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.

The City of

Honorable President:

Your Committee on _____

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

pass 3-0

8-17-98 Full Co

COMPTROLLER FILE No. _____

Introduced: <u>AUG 10 1998</u>	By: <u>LICATA</u>
Referred: <u>AUG 10 1998</u>	To: <u>CULTURE, ARTS & PARKS</u>
Referred:	To:
Referred:	To:
Reported: <u>8-17-98</u>	Second Reading:
Third Reading: <u>8-17-98</u>	Signed: <u>8-17-98</u>
Presented to Mayor: <u>8-17-98</u>	Approved: <u>AUG 19 1998</u>
Returned to City Clerk: <u>AUG 19 1998</u>	Published: <u>Full 3pp</u>
Vetted by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Submitted Full Text

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

Committee President:

Committee on _____

_____ was referred the within Council Bill No. _____

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

3-0

2-98 Full Council Action: Passed 9-0

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Full Text Loaded

Committee Chair

ORDINANCE 119114

1
2 AN ORDINANCE relating to historic preservation; imposing controls upon the
3 Ford Assembly Plant Building and site, a Landmark designated by the Landmarks Preservation
4 Board pursuant to Chapter 25.12 of the Seattle Municipal Code; and adding it to the Table of
5 Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

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

9 WHEREAS, The Landmarks Preservation Board, after a public meeting on January 18, 1998,
10 voted to approve the nomination of the Ford Assembly Plant Building at 1155 Valley
11 Street, in Seattle as a Landmark; and

12 WHEREAS, after a public meeting on March 18, 1998, the Board voted to approve the
13 designation of the Ford Assembly Plant Building and the site as a Landmark; and

14 WHEREAS, on June 17, 1998, the Board and the owners of the designated property agreed to
15 controls and incentives; and

16 WHEREAS, the Board recommends to the City Council approval of controls and incentives;
17 Now, Therefore,

18 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

19 **Section 1. DESIGNATION.** The designation by the Landmarks Preservation Board of the
20 Ford Assembly Plant Building and site, more particularly described as:

21 Lots 1 Through 12 in Block 1 of Supplementary Plat of D.T. Denny's Second
22 Addition to North Seattle, as in Plat Recorded in Volume 3 of Plats, page 80,
23 Records of King County, Washington, together with vacated alley adjoining,
24 pursuant to City of Seattle Ordinance No. 31538, except that portion thereof
conveyed to the State of Washington by deed recorded under Recording No.
5507454; situated in the City of Seattle, County of King, State of Washington.

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

- 21 D. It embodies the distinctive visible characteristics of an architectural style, or period, or
22 method of construction;
- 23 F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an
24 easily identifiable visual feature of its neighborhood or the City and contributes to the
distinctive quality or identity of such neighborhood or the city;

1 is hereby acknowledged.

2 **Section 2. CONTROLS.** The following controls are hereby imposed on the features and
3 characteristics of the Ford Assembly Plant Building and site that were designated by the Board for
4 preservation:

5 A. Except as provided in subsection 2.B and 2.C, below, a Certificate of Approval must be
6 obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for
7 denying an application for a Certificate of Approval must have expired, before the owners may make
8 alterations or significant changes to the entire exteriors of the buildings, excluding the 1965 addition to
the east side of the main building, the column capitals in the showroom on the first floor interior of the
main building, and the entire site.

9 B. If after examination of plans and specifications the Historic Preservation Officer
10 determines that any of the following exterior alterations are consistent with the purposes of the
11 Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without
12 need for further action by the Board: the addition or elimination of ducts, conduits, HVAC vents,
13 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.

14 C. No Certificate of Approval shall be required, and any changes may be permitted without
15 further review, for any in-kind maintenance or repairs of the features listed in A, above.

16 **Section 3. INCENTIVES.**

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

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

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

23 **Section 5.** The Ford Assembly Plant Building and site is hereby added to the Table of Historical
24 Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

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

7 WHEREAS, The Landmarks Preservation Board, after a public meeting on January 18, 1998,
8 voted to approve the nomination of the Ford Assembly Plant Building at 1155 Valley
Street, in Seattle as a Landmark; and

9 WHEREAS, after a public meeting on March 18, 1998, the Board voted to approve the
10 designation of the Ford Assembly Plant Building and the site as a Landmark; and

11 WHEREAS, on June 17, 1998, the Board and the owners of the designated property agreed to
12 controls and incentives; and

13 WHEREAS, the Board recommends to the City Council approval of controls and incentives;
14 Now, Therefore,

15 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

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17 Ford Assembly Plant Building and site, more particularly described as:

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19 Addition to North Seattle, as in Plat Recorded in Volume 3 of Plats, page 80,
Records of King County, Washington, together with vacated alley adjoining,
pursuant to City of Seattle Ordinance No. 31538, except that portion thereof
conveyed to the State of Washington by deed recorded under Recording No.
5507454; situated in the City of Seattle, County of King, State of Washington.

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

21 D. It embodies the distinctive visible characteristics of an architectural style, or period, or
22 method of construction;

23 F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an
24 easily identifiable visual feature of its neighborhood or the City and contributes to the
distinctive quality or identity of such neighborhood or the city;

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1 is hereby acknowledged.

2 Section 2. CONTROLS. The following controls are hereby imposed on the features and
3 characteristics of the Ford Assembly Plant Building and site that were designated by the Board for
4 preservation:

5 A. Except as provided in subsection 2.B and 2.C, below, a Certificate of Approval must be
6 obtained from the Landmarks Preservation Board pursuant to SMC 25.12.670 et seq., or the time for
7 denying an application for a Certificate of Approval must have expired, before the owners may make
8 alterations or significant changes to the entire exteriors of the buildings, excluding the 1965 addition to
the east side of the main building, the column capitals in the showroom on the first floor interior of the
main building, and the entire site.

9 B. If after examination of plans and specifications the Historic Preservation Officer
10 determines that any of the following exterior alterations are consistent with the purposes of the
11 Landmarks Preservation Ordinance, the Historic Preservation Officer may approve the alteration without
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14 C. No Certificate of Approval shall be required, and any changes may be permitted without
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17 Agreement between the Owner and the Board, as they become available in the future.

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zoning classification by means of an administrative conditional use.

19 Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in
20 Section 25.12.910 of the Seattle Municipal Code.

21 Section 5. The Ford Assembly Plant Building and site is hereby added to the Table of Historical
22 Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.
23
24

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1 Section 6. The City Clerk is directed to record this ordinance with the King County Director of
2 Records and Elections, deliver two copies to the City Historic Preservation Officer, and deliver one copy
3 to the Director of the Department of Construction and Land Use.

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

7 Passed by the City Council the 17th day of August, 1998, and signed by me in open
8 session in authentication of its passage this 17th day of August, 1998.

9 [Signature]
10 President of the City Council

11 Approved by me this 19th day of August, 1998.

12 [Signature]
13 Mayor

14 Filed by me this 19 day of August, 1998.

15 [Signature]
16 City Clerk

17 (Seal)

18 STATE OF WASHINGTON)
19 COUNTY OF KING) SS
20 CITY OF SEATTLE)

21 I, JUDITH E. PIPPIN, CITY CLERK OF THE CITY OF SEATTLE, DO HEREBY
22 CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE AND CORRECT
23 COPY OF Ordinance 119114

24 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 21st day of August, 1998

JUDITH E. PIPPIN
CITY CLERK
[Signature]
Margaret Carter

9808251408

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Room 104

Seattle, WA 98104

FILED
CITY OF SEATTLE

98 SEP 17 PM 11:34

CITY CLERK

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transaction contained therein): (all areas applicable to your document must be filled)

1. ORDINANCE # 119114

Re _____ of document.

Grantor(s) (Last name first, then first name and initials)

1. CITY OF SEATTLE

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. N/A

2.

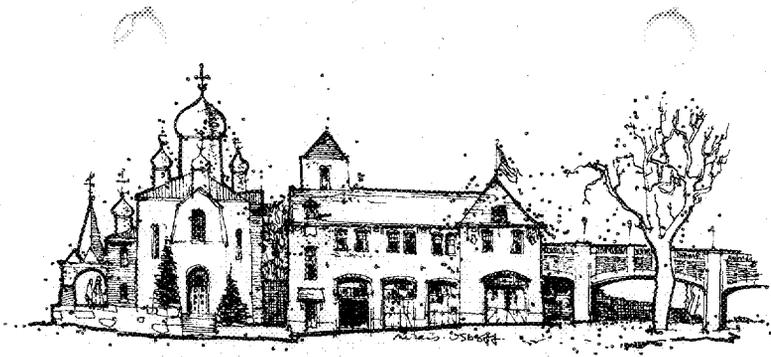
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional reference #'s on page _____ of document/ N/A

Assessor's Property Tax Parcel/Account Number/ N/A

Assessor Tax # not yet assigned.

9808251408



The City of Seattle

Landmarks Preservation Board

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

July 31, 1998

LPB 258/98

Councilmember Nick Licata
Chairman - Culture, Arts and Parks Committee
Seattle City Council
1100 Municipal Building
Seattle, WA 98104

Dear Councilmember Licata:

The Landmarks Preservation Board is submitting the following ordinance for consideration by the Culture, Arts and Parks Committee and the City Council:

Ford Assembly Plant Building
1155 Valley Street

A Controls and Incentives Agreement has been signed with the property owner and has been approved by the Landmarks Preservation Board.

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

Sincerely,

Lorne McConachie
Chair, Landmarks Preservation Board

Enclosures

TIME AND DATE STAMP

8/4/98

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:

Neil Denton

_____	_____
_____	_____
_____	_____
_____	_____

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____



PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

96827

City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

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 119114

was published on

08/24/98

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

H. Patterson

Subscribed and sworn to before me on

08/24/98

McAlwaine

Notary Public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE NO. 118114

AN ORDINANCE relating to historic preservation; imposing controls upon the Ford Assembly Plant Building and site, a Landmark designated by the Landmarks Preservation Board pursuant to Chapter 25.12 of the Seattle Municipal Code; and adding it to the Table of Historical Landmarks contained in Chapter 25.33 of the Seattle Municipal Code.

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D. It embodies the distinctive visible characteristics of an architectural style, or period, or method of construction;

F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the city;

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