CENTRAL BUILDING
Ordinance No. 122952

Council Bill No. 116464

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

Related Legislation File:

Date Introduced and Referred: 2.23.09	To: (committee): Planning, Land Use & Neighborhoods (PLUNC)
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 4.6.09	Date Presented to Mayor: 4.7.09
Date Signed by Mayor: 4-15-09	Date Returned to City Clerk: 4-15-09
Published by Title Only Published in Full Text ✓ 2p	Date Vetoed by Mayor:
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Sally Clark

Committee Action:

Date	Recommendation	Vote
3.27.09	APPROVE	2-0
		SC, JG

This file is complete and ready for presentation to Full Council.

Full Council Action:

Date	Decision	Vote
4.6.09	Pass	8-0 (JG absent)

Law Department

ORDINANCE 122952

AN ORDINANCE relating to historic preservation, imposing controls upon the Central 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 sites, improvements and objects having historical, cultural, architectural, engineering or geographic significance; and

WHEREAS, the Landmarks Preservation Board ("the Board"), after a public meeting on March 19, 2008, voted to approve the nomination of the improvement (the building) located at 810 Third Avenue in Seattle, which improvement is referred to as the "Central Building" for the purposes of this ordinance, for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on May 7, 2008 the Board voted to approve the designation of the Central Building under SMC Chapter 25.12; and

WHEREAS, on July 16, 2008, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board ("the Board") of the improvement (the building) located at 810 Third Avenue in Seattle, which improvement is referred to as the "Central Building" for the purposes of this ordinance, is hereby acknowledged.

A. Legal Description. The Central Building is located on the property legally described as:

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Lots 1, 4, 5 and 8, Block 26, C.D. Boren's Addition to the City of Seattle, as per plat recorded in Volume 1 of Plats, Page 25, records of King County; Except the southwesterly 9 feet of said lots condemned for Third Avenue; Situated in the City of Seattle, County of King, State of Washington.

B. Specific Features and/or Characteristics Designated. Pursuant to SMC 25.12.660A2, the following specific features and/or characteristics of the Central Building are designated:

1. The exterior of the improvement (the building).
2. The interior main lobby, excluding the modern alcove at the east end of the lobby. The interior main lobby includes, but is not limited to, the following features: the Alaska marble wall and pillar cladding, the coffered ceilings, the marble flooring and green marble panels at the elevator bays, and the open flared marble-clad stairwells with marble banisters and newel posts located to each side of the lobby space.

C. Basis of Designation. The designation was made because the Central Building has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from Section 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation. (SMC 25.12.350C)

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2. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction. (SMC 25.12.350D)

3. 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. (SMC 25.12.350F)

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

A. Certificate of Approval Process.

1. Except as provided in Section 2.A.2 of this Ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:

a. The exterior of the improvement (the building).

b. The interior main lobby, excluding the modern alcove at the east end of the lobby. The interior main lobby includes, but is not limited to, the following features: the Alaska marble wall and pillar cladding, the coffered ceilings, the marble flooring and green marble panels at the elevator bays, and the open flared marble-clad stairwells with marble banisters and newel posts located to each side of the lobby space.

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2. No Certificate of Approval or approval by the City Historic Preservation Officer(CHPO) is required for the following:

a. Any in-kind maintenance or repairs of the features listed in Section 2.A.1.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

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3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. The sign bands at the storefront level on 3rd Avenue, Columbia Street, and Marion Street, so long as the letter height on the sign bands does not exceed 22 inches.

c. The blade signs on Columbia Street and Marion Street, so long as the sign face dimensions do not exceed 4 feet by 2 feet, and the method of attachment utilizes the existing sign brackets with bolts through the mortar joints.

Section 3. INCENTIVES. The following incentives are hereby granted on the features and characteristics of the Central Building that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated Landmark by means of an administrative conditional use issued pursuant to Seattle Municipal Code Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, SMC chapter 22.100 and the Energy Code of the City, SMC chapter 22.700 may be authorized pursuant to the applicable provisions thereof.

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C. Special tax valuation for historic preservation may be available under Chapter 84.26 RCW upon application and compliance with the requirements of that statute.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Central Building is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

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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 6th day of April, 2009, and signed by me in open session in authentication of its passage this 6th day of April, 2009.

_____

President _____ of the City Council

Approved by me this 15th day of April, 2009.

_____

Gregory J. Nickels, Mayor

Filed by me this 15th day of April, 2009.

_____

City Clerk

(Seal)

LH COUNCIL CLERK

Sarah Sodt/jom
DON Central Building FISC
January 15, 2009
Version #1

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/615-1786	Amy Williams/233-2651

Legislation Title:
AN ORDINANCE relating to historic preservation, imposing controls upon the Central 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.

- **Summary of the Legislation:**
  The attached legislation acknowledges the designation of the Central Building as an historic landmark based upon a determination by the Landmarks Preservation Board and adds the building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

- **Background:**
  The Central Building was built in 1907 in downtown Seattle. A Controls and Incentives Agreement has been signed by the owners and has been approved by the Landmarks Preservation Board. Features included in the landmark controls are the exterior of the building and the interior main lobby, excluding the modern alcove at the east end of the lobby. Excluded from the controls are any in–kind maintenance or repairs of these features.

- *Please check one of the following:*

__x__ **This legislation does not have any financial implications.** *(Stop here and delete the remainder of this document prior to saving and printing.)*

____ **This legislation has financial implications.** *(Please complete all relevant sections that follow.)*

Attachments:
Exhibit A – Vicinity Map of the Central Building

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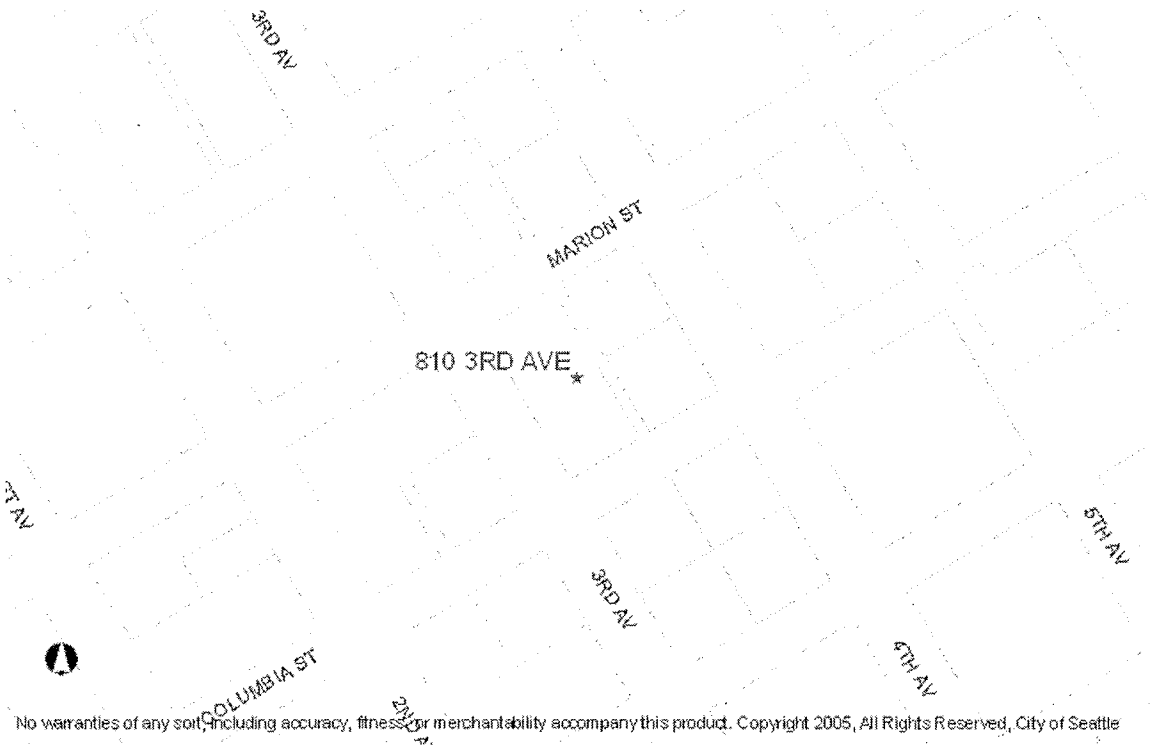
Vicinity Map of the Central Building, 810 Third Avenue, Seattle, WA 98104



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City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

February 3, 2009

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that designates the Central Building located at 810 Third Avenue as an historic landmark and adds it to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. Features included in the landmark controls are the exterior of the building and the interior main lobby, excluding the modern alcove at the east end of the lobby. Excluded from the controls are any in-kind maintenance or repairs to these features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodt, Department of Neighborhoods at 615-1786.

Sincerely,

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749
Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: mayors.office@seattle.gov
An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

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STATE OF WASHINGTON – KING COUNTY

--ss.

237513 No.
CITY OF SEATTLE,CLERKS OFFICE

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:122952 ORDINANCE

was published on

04/17/09

The amount of the fee charged for the foregoing publication is the sum of $ 318.38, which amount has been paid in full.

JENNIFER A. PATZER
COMMISSION EXPIRES
NOTARY
PUBLIC
OCT. 24, 2011
STATE OF WASHINGTON

Subscribed and sworn to before me on

04/17/09

Notary public for the State of Washington,
residing in Seattle

City of Seattle

ORDINANCE 122952

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WHEREAS, after a public meeting on May 7, 2008 the Board voted to approve the designation of the Central Building under SMC Chapter 25.12; and

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WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives;

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C. Basis of Designation. The designation was made because the Central Building has significant character, interest or value as a part of the development, heritage or cultural characteristics of the City, state or nation, it has integrity or the ability to convey its significance, and because it satisfies the following from Section 25.12.350:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation. (SMC 25.12.350C)

2. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction. (SMC 25.12.350D)

3. 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. (SMC 25.12.350F)

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1. The CHPO may review and approve the items listed in Section 2.B.3 of this Ordinance according to the following procedure:

a. The owner shall submit to the City Historic Preservation Officer (CHPO) a written request for the alterations, including applicable drawings and/or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations are consistent with the purposes of SMC chapter 25.12, the alterations shall be approved without further action by the Board.

c. If the CHPO does not approve the alterations, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC chapter 25.12, as provided in Section 2.A.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to approve or disapprove the request shall constitute approval of the request.

3. CHPO approval for changes or alterations to the designated features or characteristics of the landmark described in Section 1.B of this Ordinance, is available for the following:

a. The addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.

b. The sign bands at the storefront level on 3rd Avenue, Columbia Street, and Marion Street, so long as the letter height on the sign bands does not exceed 22 inches.

c. The blade signs on Columbia Street and Marion Street, so long as the sign face dimensions do not exceed 4 feet by 2 feet, and the method of attachment utilizes the existing sign brackets with bolts through the mortar joints.

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Section 5. The Central Building is hereby added to the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Director of Records and Elections, deliver two certified copies to the City Historic Preservation Officer, and deliver one copy to the Director of the Department of Planning and Development. The CHPO is directed to provide a certified copy of the ordinance to the owner of the landmark.

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 6th day of April, 2009, and signed by me in open session in authentication of its passage this 6th day of April, 2009.

Richard Conlin

President of the City Council

Approved by me this 15th day of April, 2009.

Gregory J. Nickels, Mayor

Filed by me this 15th day of April, 2009.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, April 17, 2009.

4/17(237513)

State ... g Coun