

Ordinance No. 124190

Council Bill No. 117753

AN ORDINANCE relating to historic preservation, imposing controls upon the Fashioncraft 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: CF 312945

Date Introduced and Referred: <u>4.8.13</u>	To: (committee): <u>Economic Resiliency & Regional Relations</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>5/28/13</u>	Date Presented to Mayor: <u>5/29/13</u>
Date Signed by Mayor: <u>06-07-13</u>	Date Returned to City Clerk: <u>06-10-13</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text <input type="checkbox"/>	
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: [Signature]

Committee Action:

Date	Recommendation	Vote
<u>052113</u>	<u>APPROVE</u>	<u>3-0 SC, PL, TR</u>

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

Full Council Action:

Date	Decision	Vote
<u>5/28/13</u>	<u>PASSED</u>	<u>7-0</u>

Law Department

CITY OF SEATTLE

ORDINANCE 124190

COUNCIL BILL 117753

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4 AN ORDINANCE relating to historic preservation, imposing controls upon the Fashioncraft
5 Building, a landmark designated by the Landmarks Preservation Board under Chapter
6 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks
7 contained in Chapter 25.32 of the Seattle Municipal Code.

8 WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC),
9 establishes a procedure for the designation and preservation of sites, improvements, and
10 objects having historical, cultural, architectural, engineering, or geographic significance;
11 and

12 WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November
13 16, 2011, voted to approve the nomination of the improvement located at 2022 Boren
14 Avenue (which is referred to as the "Fashioncraft Building" for the purposes of this
15 ordinance), for designation as a landmark under SMC Chapter 25.12; and

16 WHEREAS, after a public meeting on January 4, 2012 the Board voted to approve the
17 designation of the Fashioncraft Building under SMC Chapter 25.12; and

18 WHEREAS, on June 20, 2012, the Board and the owner of the designated landmark agreed to
19 controls and incentives; and

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

22 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

23 Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the
24 Landmarks Preservation Board (Board) of the improvement located at 2022 Boren Avenue
25 (which is referred to as the "Fashioncraft Building" for the purposes of this ordinance), is hereby
26 acknowledged.
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1 A. Legal Description. The Fashioncraft Building is located on the property legally
2 described as:

3 Lots 3 and 4 lying West of Fairview Avenue, Block 53 of the Plat of the Second Addition
4 to the Town of Seattle Laid Off by the Heirs of Sarah A. Bell, according to the Plat thereof
5 recorded in Volume 1 of Plats, Page 121, in King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Fashioncraft Building are designated: the
8 exterior of the improvement known as the Fashioncraft Building.

9 C. Basis of Designation. The designation was made because the Fashioncraft
10 Building is more than 25 years old, has significant character, interest or value as a part of the
11 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
12 ability to convey its significance, and satisfies the following from SMC 25.12.350:
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- 14
- 15 1. It is associated in a significant way with a significant aspect of the cultural,
16 political, or economic heritage of the community, City, state, or nation (SMC
17 25.12.350.C).
 - 18 2. It embodies the distinctive visible characteristics of an architectural style, period,
19 or of a method of construction (SMC 25.12.350.D).
 - 20 3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it
21 is an easily identifiable visual feature of its neighborhood or the City and
22 contributes to the distinctive quality or identity of such neighborhood or the City
23 (SMC 25.12.350.F).
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Fashioncraft Building that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

- 4 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
5 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
6 Chapter 25.12, or the time for denying a Certificate of Approval must have
7 expired, before the owner may make alterations or significant changes to the
8 following specific features or characteristics: the exterior of the improvement
9 known as the Fashioncraft Building.
10
11 2. No Certificate of Approval is required for any in-kind maintenance or repairs of
12 the features or characteristics listed in subsection 2.A.1 of this ordinance.

13 B. City Historic Preservation Officer Approval Process.

- 14 1. The City Historic Preservation Officer (CHPO) may review and approve
15 alterations or significant changes to the features or characteristics listed in
16 subsection 2.B.3 of this ordinance according to the following procedure:
17
18 a. The owner shall submit to the CHPO a written request for the alterations or
19 significant changes, including applicable drawings or specifications.
20
21 b. If the CHPO, upon examination of submitted plans and specifications,
22 determines that the alterations or significant changes are consistent with the
23 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
24 significant changes without further action by the Board.
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1 c. If the CHPO does not approve the alterations or significant changes, the
2 owner may submit revised materials to the CHPO, or apply to the Board for a
3 Certificate of Approval under SMC Chapter 25.12.

4 2. The CHPO shall transmit a written decision on the owner's request to the owner
5 within 14 days of receipt of the request. Failure of the CHPO to timely transmit a
6 written decision constitutes approval of the request.

7 3. CHPO approval of alterations or significant changes to the features or
8 characteristics listed in subsection 2.A.1 of this ordinance is available for the
9 following:
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11 a. The installation, alteration, or removal of duct conduits, HVAC vents, grilles,
12 fire escapes, pipes, and other similar wiring or mechanical elements necessary
13 for the normal operation of the building.

14 b. The installation, alteration, or removal of exterior security lighting, video
15 cameras, and security system equipment.

16 c. The installation, alteration, or removal of signage.

17 d. The installation, alteration, or removal of awnings.
18

19 Section 3. INCENTIVES: The following incentives are hereby granted on the features or
20 characteristics of the Fashioncraft Building that were designated by the Board for preservation:
21

22 A. Uses not otherwise permitted in a zone may be authorized in a designated
23 Landmark by means of an administrative conditional use permit issued pursuant to Seattle
24 Municipal Code Title 23.
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1 B. Special tax valuation for historic preservation may be available under RCW
2 Chapter 84.26 upon application and compliance with the requirements of that statute.

3 C. Reduction or waiver, under certain conditions, of minimum accessory off-street
4 parking requirements for uses permitted in a designated Landmark structure, may be permitted
5 pursuant to SMC Title 23.

6 D. The Owner may be eligible to participate in the City's Landmark Transfer of
7 Development Rights (TDR) Bank after obtaining a determination from the City concerning the
8 quantity of unused development rights for the Landmark that are eligible for transfer to receiving
9 properties as Landmark TDR, pursuant to SMC 23.49.014.
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11 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
12 SMC 25.12.910.

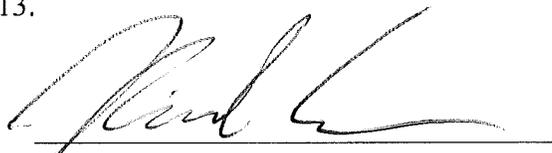
13 Section 5. The Fashioncraft Building is hereby added alphabetically to Section II,
14 Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

15 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
16 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
17 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
18 directed to provide a certified copy of the ordinance to the owner of the landmark.
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1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 27th day of May, 2013, and
5 signed by me in open session in authentication of its passage this
6 28 day of May, 2013.

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9 President ProTEM of the City Council

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11 Approved by me this 27th day of June, 2013.

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14 Michael McGinn, Mayor

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16 Filed by me this 10th day of June, 2013.

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18 

19 Monica Martinez Simmons, City Clerk

20 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Department of Neighborhoods	Sarah Sodt/206-615-1786	Forrest Longman/206-684-0331

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Fashioncraft 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 Fashioncraft Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Fashioncraft Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Fashioncraft Building was built in 1929 and is located in the Denny Triangle neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

X This legislation does not have any financial implications.

Other Implications:

- a) Does the legislation have indirect financial implications, or long-term implications?
No.
- b) What is the financial cost of not implementing the legislation?
None.
- c) Does this legislation affect any departments besides the originating department?
No.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?
None.



e) **Is a public hearing required for this legislation?**

No.

f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

g) **Does this legislation affect a piece of property?**

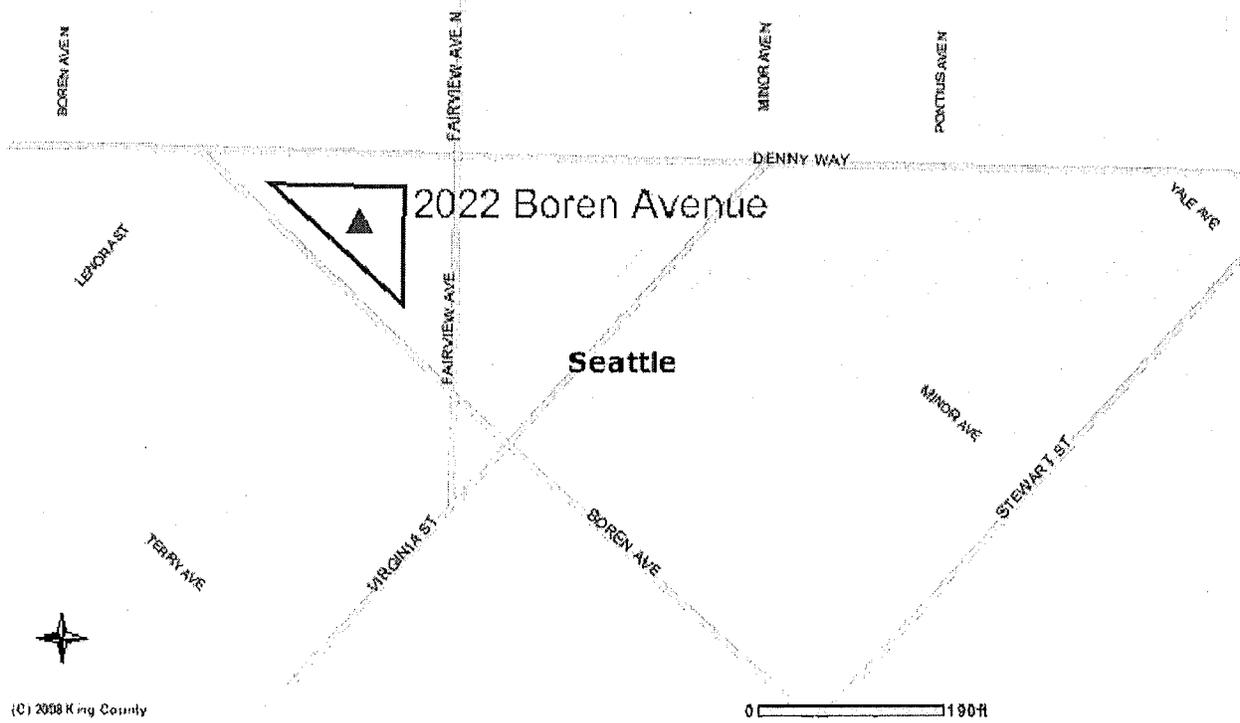
Yes.

h) **Other Issues:**

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Fashioncraft Building

Sarah Sodt/jom
DON Fashioncraft Building Landmark Designation FISC Exhibit A
February 19, 2012
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



Sarah Sodt/jom
DON Fashioncraft Building Landmark Designation FISC Exhibit A
February 19, 2012
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



City of Seattle
Office of the Mayor

March 26, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Fashioncraft Building as a historic landmark, imposes controls, grants incentives and adds the Fashioncraft Building 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. The controls in the agreement apply to the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Sarah Sodr, Department of Neighborhoods at 206-615-1786.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



STATE OF WASHINGTON -- KING COUNTY

--SS.

299177
CITY OF SEATTLE, CLERKS OFFICE

No.

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:124190-193 TITLE ONLY

was published on

06/19/13

The amount of the fee charged for the foregoing publication is the sum of \$66.00 which amount has been paid in full.



06/19/2013

[Signature]
Subscribed and sworn to before me on

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

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on May 28, 2013, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124190

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ORDINANCE NO. 124191

AN ORDINANCE relating to the Cedar River Municipal Watershed and amending the Secondary Use Policies, adopted by Ordinance 114632, to provide for the limited application of the herbicide Imazapyr to treat invasive knotweed species.

ORDINANCE NO. 124192

AN ORDINANCE related to the Yesler Terrace Project; lifting a budget proviso imposed on Finance General's Reserves Budget Control Level in 2013 for Yesler Terrace Project Support and amending Ordinance 124058, which adopted the 2013 budget.

ORDINANCE NO. 124193

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, June 19, 2013.

6/19(299177)

Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728



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SEATTLE CITY C ORD-RER 78.00
PAGE-001 OF 007
07/01/2013 11:08
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

Ordinance 124190

Grantor(s)

City of Seattle

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

Public

FILED
CITY OF SEATTLE
2014 DEC 31 AM 11:26
CITY CLERK

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

Lots 3 and 4 lying West of Fairview Avenue, Block 53 of the Plat of the Second Addition to the Town of Seattle Laid Off by the Heirs of Sarah A. Bell, according to the Plat thereof recorded in Volume 1 of Plats, Page 121, in King County, Washington.

Additional legal on page 2 of document

N/A

Assessor's Property Tax Parcel/Account Number

0660002245

Assessor Tax # not yet assigned.

N/A

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

CITY OF SEATTLE

ORDINANCE 124190

COUNCIL BILL 117753

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WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 16, 2011, voted to approve the nomination of the improvement located at 2022 Boren Avenue (which is referred to as the "Fashioncraft Building" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on January 4, 2012 the Board voted to approve the designation of the Fashioncraft Building under SMC Chapter 25.12; and

WHEREAS, on June 20, 2012, 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:

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16 political, or economic heritage of the community, City, state, or nation (SMC
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1 Section 2. CONTROLS: The following controls are hereby imposed on the features or
2 characteristics of the Fashioncraft Building that were designated by the Board for preservation:

3 A. Certificate of Approval Process.

- 4 1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the
5 owner must obtain a Certificate of Approval issued by the Board pursuant to SMC
6 Chapter 25.12, or the time for denying a Certificate of Approval must have
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13 B. City Historic Preservation Officer Approval Process.

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15 1. The City Historic Preservation Officer (CHPO) may review and approve
16 alterations or significant changes to the features or characteristics listed in
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21 b. If the CHPO, upon examination of submitted plans and specifications,
22 determines that the alterations or significant changes are consistent with the
23 purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or
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1 B. Special tax valuation for historic preservation may be available under RCW
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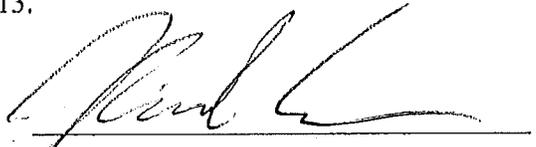
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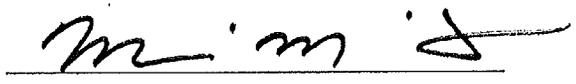


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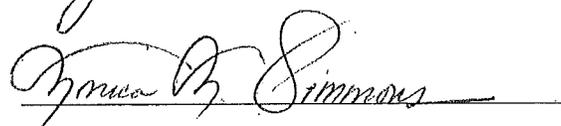
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7
8 
9 President ProTEM of the City Council

10
11 Approved by me this 27th day of June, 2013.

12 
13
14 Michael McGinn, Mayor

15
16 Filed by me this 10th day of June, 2013.

17 
18
19 Monica Martinez Simmons, City Clerk

20 State of Washington,
County of King

21 (Seal), Taret Plata certify that this is a true and correct
22 copy of Ordinance No. 124190, on file in the records
of the City of Seattle Office of the City Clerk



23 Signed by: 
24 Signature
25 Title: Executive Specialist
26 Date: June 27 2013

