

Re: Designation of Coliseum Theater
as a historical landmark.

81A:56

Ordinance No. 107526

AN ORDINANCE relating to historic preservation, designating the Coliseum Theater (5th Avenue and Pike Street) as a Landmark under Ordinance 106348.

7-11-78 W.D. + H. PASS

COMPTROLLER
FILE NUMBER

Council Bill No. 99535

INTRODUCED: JUL 3 1978	BY EXECUTIVE REQUEST
REFERRED: JUL 3 1978	TO: URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: JUL 17 1978	SECOND READING: JUL 17 1978
THIRD READING: JUL 17 1978	SIGNED: JUL 17 1978
PRESENTED TO MAYOR: JUL 18 1978	APPROVED: JUL 25 1978
RETD. TO CITY CLERK: JUL 25 1978	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 107526

AN ORDINANCE relating to historic preservation, designating the Coliseum Theater (5th Avenue and Pike Street) as a Landmark under Ordinance 106348.

WHEREAS, Ordinance 106348 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 December 7, 1977 recommended to the City Council that the Coliseum Theater be designated a Landmark under the above-mentioned ordinance; and

WHEREAS, the Planning and Urban Development Committee of the City Council considered the recommendation of the Landmarks Preservation Board at a public hearing on January 5, 1978 and reported to the City Council in favor of such recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Coliseum Theater in Seattle, Washington as a landmark as provided in Ordinance 106348 is hereby approved, based upon the historical, architectural and cultural considerations stated in the "Report on Designation" (undated) and The Landmarks Preservation Board, Seattle Historic Building Data Sheet dated October 15, 1974. The Secretary of the Landmarks Preservation Board is hereby directed to send to the owner of record of the property designated, by registered or certified mail, and to the Superintendent of Buildings, a copy of this ordinance and a letter outlining the basis for such designation and the obligations and restrictions which result from such designation.

(To be used for all Ordinances except Emergency.)

Section...2... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 17 day of July, 1978
and signed by me in open session in authentication of its passage this 17 day of July, 1978.

Phyllis Langhorne
President of the City Council.

Approved by me this 24 day of July, 1978.

Charles Ross
Mayor.

Filed by me this 24 day of July, 1978.

Attest: *E. L. King*
City Comptroller and City Clerk.

(SEAL)

Published.....

Wayne Angewine
Deputy Clerk.

ORDINANCE NO. _____

AN ORDINANCE designating as a City of Seattle Landmark

The Coliseum Theatre
5th Avenue & Pike Street

and specifying satisfaction of landmark criteria and application of controls and any economic incentives applicable thereto.

WHEREAS, Ordinance created the Landmarks Preservation Board and established a procedure for the designation and preservation of objects, sites, improvements and elements having historical, cultural, architectural, engineering or geographical importance; and

WHEREAS, Section 14.10 of Ordinance 106348 specifies procedures for selection and procedures for designating properties which had been recommended for designation by the Landmarks Preservation Board under Ordinance 102229, but not acted upon by the Seattle City Council prior to enactment of Ordinance 106438; and

WHEREAS, be it known that:

- (a) The Landmarks Preservation Board, under provisions of Ordinance 102229 and after due notice and public hearing on _____
06 November 1974 recommended designation of

The Coliseum Theatre

on the basis of testimony and information included in the Seattle Historic Building Data sheets attached hereto, as well as in conformance of the recommendation with the Comprehensive Plan of Seattle and with the purposes and standards of Ordinance 102229; and

- (b) Within 120 days after the effective date of Ordinance 106348, and pursuant to Section 14.10 of that Ordinance, the Board, at public meeting on June 15, 1977 selected

The Coliseum Theatre

which shall be deemed approved for designation under the terms of Part VI of Ordinance 106348; and

- (c) The City Historic Preservation Officer on July 22, 1977 served upon the owners of

The Coliseum Theatre

notice of such selection and Report on Designation, and requested that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part III of Ordinance 106348; and

(d) The Landmarks Preservation Board, at public meeting on
07 December 1977

approved the Agreement on Controls and Incentives; and

(e) The City Historic Preservation Officer on 09 December 1977

forwarded to the Seattle City Council the Landmarks Preservation Board Report for Designation, Recommendation on Controls and Incentives and other supporting data for

The Coliseum Theatre

; and

(f) The Planning and Urban Development Committee of the City Council considered the report and recommendation of the (Landmark Preservation Board at a public hearing held

pursuant to due notice, and reported to the City Council in favor of such recommendation (s);

Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Report on Designation of the Planning and Urban Development Committee of the City Council is hereby approved and that the Coliseum Theatre

situated at the northwest corner of Fifth Avenue and Pike Street in Seattle.

and more particularly described as:

Lots 9 & 12, Block 18, A.A. Denny's 3rd Addition
to the City of Seattle.

is hereby designated a Landmark in satisfaction of the following
criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value,
as part of the development, heritage or cul-
tural characteristics of the City, State or
Nation; or is associated with the life of a
person significant in the past; and

Section 6(5) - embodies those distinguishing characteristics
of an architectural-type by a distinctive
architectural style; and

Section 6(6) - is the work of a designer whose individual
work has significantly influenced the devel-
opment of Seattle; and

Section 6(9) - owing to its unique location or singular
physical characteristic, represents an es-
tablished and familiar visual feature of
the neighborhood, community or city.

Section 2. That the following particular features, character-
istics or elements of the property are particularly identified for
preservation:

The entire exterior of the building, with especial
consideration for the terra cotta facing, cornice
and ornamentations. Since the corner marquee is
not original, ~~it is excepted from protection, but~~ ¹²⁻⁰⁷⁻⁷⁷
changes or replacement shall be subject to Board re-
view for compatibility with the rest of the building.

Section 3. That any changes, alterations or demolitions,
other than repair and maintenance in kind, to elements listed in
Section 2 above, will require review by the Landmarks Preservation
Board and issuance of Certificates of Approval pursuant to the
provisions of Ordinance 106348.

Section 4. That no economic incentives have been requested
nor negotiated by the owner as consideration for the imposition

Section 4. That no economic incentives have been requested nor negotiated by the owner as consideration for the imposition of controls on the Landmark.

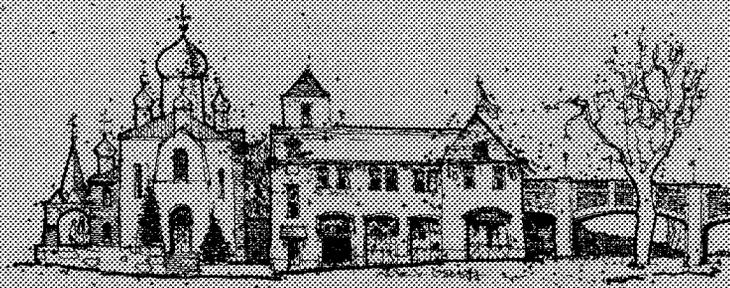
Section 5. That a certified copy of this Ordinance shall be recorded with the King County Director of Records and Elections, and shall be served upon the owner of record of the designated property and on the person in charge of such landmark, and shall

be sent to the Superintendent of Buildings by the

within _____ days after approval
of this Ordinance by the Mayor.

Section 6. (30 day ending).

Approved: etc.



The City of Seattle

Landmarks Preservation Board

910 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-191/77

08 December 1977

CITY ATTORNEY
RECEIVED
JAN 13 1978
Assigned to

RECEIVED
DEC 14 1977

The Honorable Sam Smith, President
Seattle City Council
1100 Municipal Building
Seattle, Washington 98104

PAUL KRAABEL
SEATTLE CITY COUNCILMAN

SUBJECT: Landmark Designation/Repealer Properties.

Dear Mr. Smith:

In accordance with the repealer Section 14.10 of the new Landmarks Ordinance 106348, the Landmarks Preservation Board has been scheduling and pursuing appropriate procedures and negotiations leading to designation of selected properties which they had previously acted upon under the Old Ordinance 102229, but which had not been acted upon by the City Council.

Recommendations for 10 properties were forwarded to the City Council on November 04, 1977. We are now forwarding Approval of Agreement on Controls and Incentives, Draft Legislation (which has been coordinated with Corporation Counsel), and Data Sheets for an additional property, the Coliseum Theatre.

We have additional visual and other data which we shall be pleased to present to the Council when a hearing is held on this property.

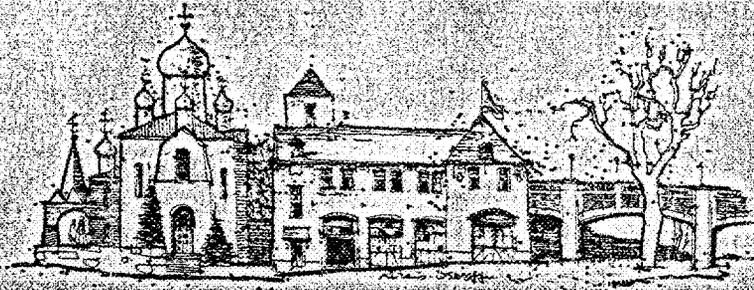
Very truly yours,

Earl D. Layman
City Historic Preservation Officer

EDL:hg

cc: James Hornell
Mrs. George W. Corley, Jr., Landmarks Board Chairperson

Attachments



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 · (206) 625-4501

LPB-117.2/77

AGREEMENT ON CONTROLS AND INCENTIVES

NAME OF PROPERTY: The Coliseum Theatre Building
5th Avenue & Pike Street

LEGAL DESCRIPTION: Lots 9 & 12, Block 18, A.A. Denny's
3rd Addition to the city of Seattle.

OWNER: Broadacres, Inc.
634 Skinner Building
Seattle, Washington 98101

RECOMMENDATIONS FOR DESIGNATION:

On November 06, 1974, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Coliseum Theatre Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and

Section 6(5) - embodies those distinguishing characteristics of an architectural-type by a distinctive architectural style; and

RECOMMENDATIONS FOR DESIGNATION (cont.)

Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and

Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit; and than for in-kind maintenance and repair.

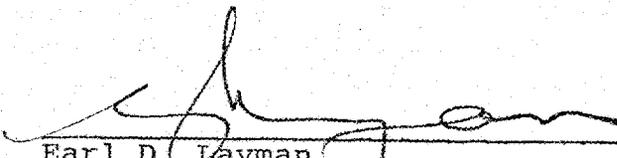
The Coliseum Theatre Building -

- the entire exterior of the building, with especial consideration for the terra cotta facing, cornice and ornamentations. Since the corner marquee is not original, ~~it is~~ *is* ~~excepted from protection, but~~ changes or replacement shall be subject to Board review for compatibility with the rest of the building.

6/12-07-77

INCENTIVES:

Since the building is in the State and National Registers of Historic Places, it is eligible for preservation grants and tax incentives (the latter under the Tax Reform Act of 1976).



Earl D. Layman
City Historic Preservation Officer

(See letter from:
H. Blair Bernson, dtd-10-27-77
Broadacres, Inc.

/hg
120677

Attachment: Letter from H. Blair Bernson, dated 102777

JAMES R. ELLIS*
DONALD L. HOLMAN*
BETTY B. FLETCHER*
JOHN A. GOSE
GORDON G. CONGER
GERALD GRINSTEIN
FORREST W. WALLS
CHARLES E. PEERY
LARRY M. CARTER
MICHAEL B. CRUTCHER*
C. KENT CARLSON
EMANUEL L. ROUVELAS**
WILLIAM H. BURKHART
ROBERT L. GUNTER
JOEL R. STARIN
DAVID L. BELLER
J. MARKHAM MARSHAL

COUNSEL
FRANK M. PRESTON
EDWARD STARIN

LAW OFFICES OF
PRESTON, THORGRIMSON, ELLIS, HOLMAN & FLETCHER

2000 I. B. M. BUILDING
SEATTLE, WASHINGTON 98101
AREA CODE 206 623-7580

WASHINGTON, D. C. OFFICE
SUITE 201

776 F STREET N. W.
WASHINGTON, D. C. 20006
AREA CODE 202 331-1005

RECEIVED

OCT 31 1977 October 27, 1977

CITY OF SEATTLE
OFFICE OF URBAN CONSERVATION

JONATHAN BLANK*
ALAN L. WICKS
H. BLAIR BERNSON
RONALD E. COX
RICHARD E. MONROE
ROBERT D. NEUGEBAUER
DANIEL D. SYRDAL
PETER A. DANELO
KAREN E. GLOVER
TOVAH THORSLUND**
ERIC REDMAN
DIANE R. STOKKE
ELIZABETH M. OSENBAUGH
KIRK A. DUBLIN*
WILLIAM N. MYHRE, III

* WASHINGTON STATE AND
DISTRICT OF COLUMBIA BARS
** DISTRICT OF COLUMBIA BAR ONLY
ALL OTHERS-WASHINGTON
STATE BAR ONLY

PLEASE REPLY TO
SEATTLE OFFICE

Mr. Earl D. Layman
City Historic Preservation Officer
919 Arctic Building
Seattle, Washington 98104

Re: Coliseum Theatre

Dear Mr. Layman:

A short time ago I met with Mr. Morris J. Alhadeff, President of Broadacres, Inc., and discussed my meeting with you and your staff earlier this month in connection with the Coliseum Theatre. I advised him that the controls which your office would recommend to the Landmarks Preservation Board are essentially the same as the "protections" in the Report on Designation. The only change, as I suggested in our meeting, would be to clarify the treatment of the marquee. Your intent, I understand, is to assure that any changes to the marquee are compatible with the exterior facade of the building and not to protect the present marquee itself.

It is my further understanding, and I so advised Mr. Alhadeff, that the interior of the Coliseum Theatre is not subject to control under the designation. Thus, for example, the interior could be renovated and developed into two separate theaters, and this would be permissible so long as the exterior is not altered.

Mr. Alhadeff was pleased with the results of my meeting with you. Mr. Alhadeff personally supports the Landmarks Preservation Program in general, and he has a special affection for the Coliseum Theatre and is proud to have it designated as a landmark. We all recognize the importance of

Mr. Earl D. Layman
City Historic Preservation Officer
October 27, 1977
Page Two

maintaining the economic viability of our historic buildings, for that is the key to any successful preservation program. We believe the outlined controls and the attitude of your office reflect that appreciation, and we are in basic agreement with the proposed controls.

On behalf of the owners of the Coliseum Theatre, we endorse the proposed controls and look forward to continued cooperation with your office in the future and to the development of meaningful incentive programs.

Very truly yours,

PRESTON, THORGRIMSON,
ELLIS, HOLMAN & FLETCHER

By



H. Blair Bernson

HBB:sks

xc: Morris J. Alhadeff

Landmarks Preservation Board

Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) COLISEUM THEATRE

2. Street and Number Fifth & Pike Block 18 Lots 9&12 Year Built 1916
Broadacres, Inc. A.A. Denny's 3rd Addition.

3. Present Owner (Morris Alhadeff) Present Use Movie Theatre

4. Interim Owner(s) -- Interim Use(s) _____

5. Original Owner C.D. Stimson Original Use movie Theatre

6. Architect B. Marcus Priteca Builder _____

7. Assessed Value: Building _____ Land _____ Assessors File No. _____

8. Classification:

- Building
- Site
- Structure
- Object
- Other

- Public
- Private
- Both

- Occupied
- Unoccupied
- Preservation work in progress
- Threatened by demolition
- Unknown

- Open to Public:
- Yes
 - No
- Hours _____

9. Neighborhood Information:

A. Compatibility With Neighborhood

Structure Yes X No _____

Use Yes X No _____

B. Importance to Neighborhood

Great X

Moderate _____

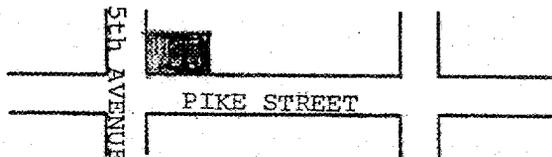
Minor _____

C. Architecturally Strong Neighborhood

Comments _____

10. Special Research Sources (Be Specific, list name or item and where found)

11. Cross Street Reference



12. Photos Attached & Photographer

PHOTOGRAPHER - ART HUPY

13. Physical Description

A. Style of Architecture

Beaux-Arts/Neo Classic

B. Construction Material

Exterior facing; white glazed terra cotta steel frame, w/reinforced concrete

C. No. of Stories

Lobby and proscenium w/ mezzanine and balcony.

D. Condition

Excellent _____
 Good X
 Fair _____
 Poor _____

E. Exterior Deseccration of Original Design

None or little _____
 Moderate amount X
 Considerable _____

F. Architectural worth at Example of Its Style

Exceptional _____
 Excellent X
 Good _____
 Fair _____
 Poor _____

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board).

The Coliseum Theatre was designed by Seattle architect B. Marcus Priteca. It is located on the northeast corner at the intersection of Fifth Avenue and Pike Street, and is the architectural focal point of this major downtown intersection. Its basic construction is of steel and reinforced concrete. Its facade is of glazed white terra cotta in an elaborate style which is predominately Italian Renaissance.

The entrance to the theatre is set into a broad recessed bay at the corner of the block, creating a spacious sidewalk area beneath the marquee. Above the marquee - which originally extended the length of the theatre on both sides and was illuminated by globe-shaped lights above and by smaller inset lights underneath - was a great coffered half-dome with octagon and star-shaped panels illuminated by perimeter lights and crowned by a glowing cupola of art glass. The cupola itself was adorned with a cluster of globe-shaped lights. The cupola was destroyed in the 1940's, and the half-dome and marquee were replaced in 1950 by the present "modern" marquee, which features a neon-lighted revolving cylinder. (This cylinder served as the pedestal for a golden replica of the "Oscar" statuette which was removed in 1966 because of weather damage to the finish.) The present marquee extends only over the entrance and ticket booth. The street facades on either side of the entrance bay are not symmetrical.

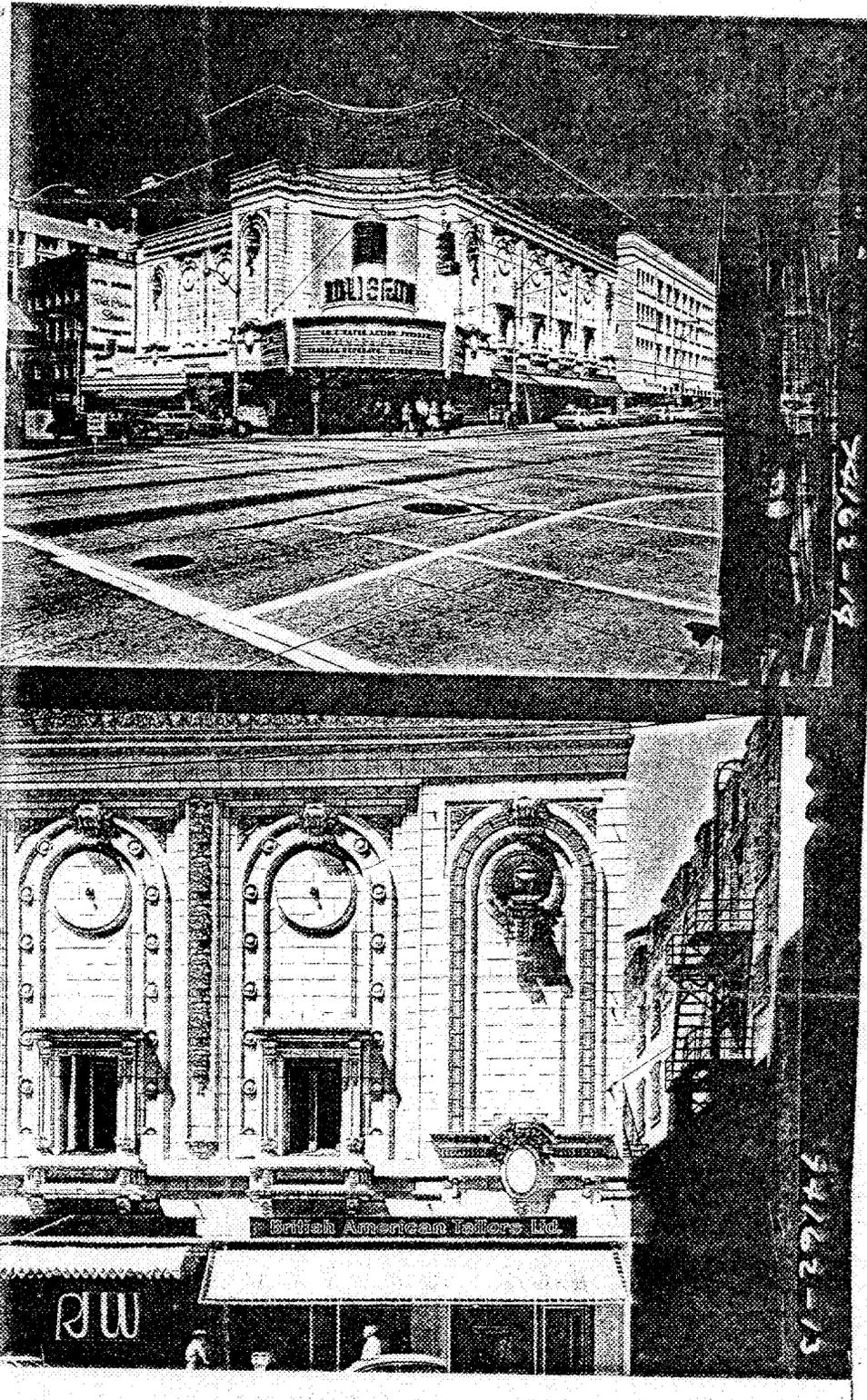
The Fifth Avenue facade is set back above a row of small shops fronting on the sidewalk. This one-story space was originally envisioned to become a glass-walled solarium, but has been occupied by shops ever since the theatre opened. The architecturally more elaborate Pike Street facade has not set-back - the row of shops on this side is set wholly within the main structure. Both facades of the theatre are decorated with tall rounded arches in shallow relief, each arch set within a panel of carned mouldings and crowned with a scrolled bracket and sprays of leaves. Between the four central arch panels

G. Notable Features (cont.):

on each side of the building, narrower vertical panels frame festoons of fruits, flowers and leaves. On the Pike Street facade, the four central arch panels are accentuated by casement windows and small balconies at the second-floor level. The balcony parapet corners are ornamented with small urns, and the window openings are shaded by deep cornices. The end arch panels on each side of the building rise above shallow porch-like projections from the main wall, each with a sculptured semi-arched cornice and a grotesque mask set above a wreathed oval frame.¹ The large arches in these end panels, differing from those in the central panels, contain decorated brackets supporting bronze urns. These urns are placed in front of shallow circular niches framed with floral garlands. Above the arch panels are several rows of decorative mouldings in classical geometric and floral motifs - one, for example, consists of garlands of fruits, flowers and ribbons looped between bullocks' heads, a motif which originated in the friezes of Roman temples where real fruits and flowers were hung between the heads of sacrificed animals. This visual allusion to the relationship between "religion" and "drama" in ancient times is an example of Priteca's mastery of classical architectural ornament. Halfway between the tops of the arch panels and the richly detailed cornice, the name of the theatre appears in Roman-style incised letters: COLISEVM. Originally these letters were filled with tiny white light bulbs. The cornice, which was also studded with hundreds of tiny lights, consists of many rows of beaded, carved, and dentilled mouldings, scaled larger toward the topmost projection.

The interior of the Coliseum incorporated several innovations in theatre architecture. It was the first theatre in the world to be designed especially for the showing of motion pictures - it was the first "stageless theatre."² It had an elevator and an elaborate lighting and electrical system, as well as such excellent acoustics that it was used for acoustical tests and demonstrations. Priteca was his own acoustical engineer, and he considered the acoustical effect of his ornate wall decorations in addition to their visual effect. He also made use of indirect lighting throughout the theatre, both to accentuate decorative elements and to avoid glare, for example, in the theatre auditorium, the aisle steps were lit at foot level by fixtures set into the carpeting, a feature that is now considered standard. One of Priteca's major innovations in his design of the Coliseum was his use of the mezzanine, a shallow balcony beneath the enormous upper balcony to fill an acoustical dead space. It was reached by ramps from the lobby. The main balcony, which held approximately half of the theatre's seats, had a slope of 30 degrees, providing excellent sight lines from every seat. Beneath the balcony, hung on a trellis, was a system of tiny star lights which twinkled during organ solos. (The theatre had a large organ, in addition to an orchestra, which accompanied the silent movies, but the organ pipes which originally decorated both sides of the proscenium arch were false ones.)

-
1. There is an extra end panel in the setback on the Fifth Avenue side of the building which creates visual balance of the design when the theatre is viewed from the rear.
 2. Although the Coliseum was built without a conventional stage, it was designed with the thought of future development into an opera house, with expansion into the adjacent half-block to provide stage and loft space. This plan was never realized.



14. Significance

A. Major Significance

- Historical
- Architectural
- Engineering
- Cultural
- Geographical
- Archaeological

B. Level of Significance

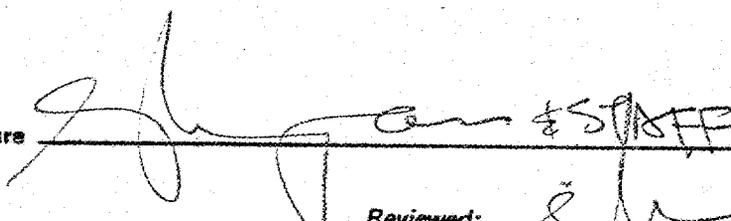
- National
- State
- Community

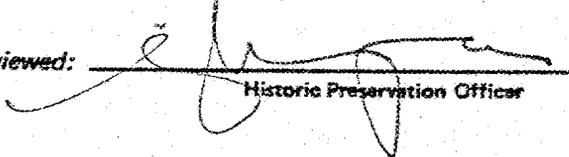
C. Statement of Significance (Be specific, history, personages, events, etc.)

Satisfies Ordinance (102229) criteria Section 6 (1), (5), (6) and (9).

B. Marcus Priteca began his architectural apprenticeship in Scotland when he was fourteen years old. At nineteen he was awarded a scholarship from the Royal Institute in Edinburgh which enabled him to travel to the United States. He came to Seattle because of his interest in the Alaska-Yukon-Pacific Exposition, and was soon persuaded to stay by architect E.W. Houghton, who hired him as a draftsman. Within two years, however, young Priteca had opened his own office, and had been commissioned to design a theatre in San Francisco for Alexander Pantages, magnate of the great Pantages vaudeville circuit. From his first commission in 1911 until the dissolution of the circuit in 1929, Priteca was the sole architect for Pantages' theatres. In his lifetime Priteca designed sixty major theatres and over one hundred sixty minor theatres for Pantages and other clients. Throughout his career, which spanned more than sixty years, Priteca housed his architectural offices in Seattle - for fifty years, until the building was demolished for a parking garage, in his own Seattle Pantages Theatre, later known as the Palomar. Of the three theatres which Priteca designed for Seattle, the Pantages (Palomar) in 1913, the Coliseum in 1916, and the Orpheum in 1927, only the Coliseum remains standing.

The Coliseum Theatre, designed when Priteca was already a fairly prominent architect, was the first theatre in the world to be designed especially for the showing of motion pictures. The theatre's facilities were so far ahead of its time that even twenty years later it was described as among the most modern in Seattle. It had the largest theatre organ of its day, the first mezzanine, and the first orchestra to accompany the silent movies. During the theatre's early years the Coliseum Concert Orchestra had up to 35-50 members, and performed popular Sunday concerts to "invariably crowded houses," while fountains splashed on either side of the orchestra pit and thirty canaries sang along from cages in the upper foyer. On the theatre's opening night, January 8, 1916, the gala festivities were brightened not only by the presence of Wallace Reid, a matinee idol of the period who had come from

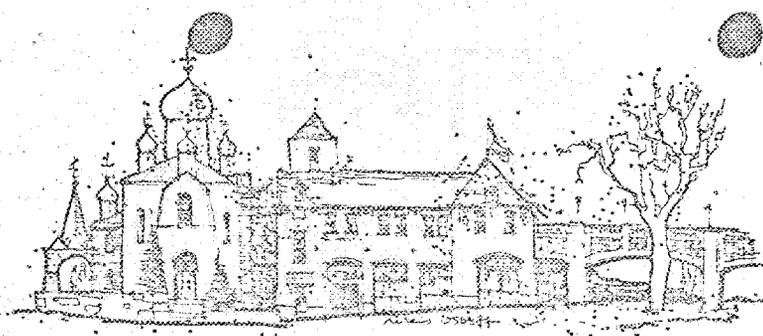
Surveyor Signature  Date 10-15-74

Reviewed:  Date 10-20-74
Historic Preservation Officer

C. Statement of Significance (cont.)

Hollywood for the occasion, but also by the hundreds of sparkling lights set in the theatre marquee and cornice. The opening of the Coliseum, its opulent style brilliantly executed with Priteca's mastery of the classic schools of architectural ornamentation, marked the beginning of the glamorous movie era. The architectural elegance and the ornate details of theatres such as the Coliseum enhanced the movie experience for the customers, and enabled them to experience luxury they were unlikely to find at home. They carried the working man through periods in our history when little else in his life was grand or exotic. (Seattle Times, July 14, 1968 and April 25, 1971). Priteca was the first, as well as "the last of the giants" of theatre architecture. As the only surviving example of his work in Seattle, the city where his career began and ended, the Coliseum Theatre has historic significance locally, nationally, and internationally. Its importance was noted by the Royal Institute of Architects in London in 1931, who referred to it as "the first of the deluxe picture palaces."

subject file



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington, 98104 • (206) 625-4501

July 22, 1977

LPB-117/77

Mr. Morrie Alhadeff
Washington Jockey Club
634 Skinner Building
1325 5th Avenue
Seattle, Washington 98101

SUBJECT: The Coliseum Theatre Building, 5th Avenue & Pike Street.

Dear Mr. Alhadeff:

You will recall that on November 6, 1974, the Landmarks Preservation Board acted favorably on the nomination and recommended designation of the subject property as a Seattle Landmark. At that time the Board was operating under the provisions and conditions of Municipal Ordinance 102229. Subsequently, following extensive deliberations, that ordinance was replaced, effective May 04, 1977, by Ordinance 106348, a copy of which is enclosed.

By virtue of the Repeal Section 14.10 of the new Ordinance,

" . . . the Board may, within One Hundred Twenty (120) days after the effective date of this Ordinance, select any sites, improvements or objects recommended for designation under Section 7 of Ordinance 102229 and such sites, improvements or objects shall be deemed to be approved for designation under the terms of Part VI of this Ordinance, and the Board shall serve upon the owner of such sites, improvements and objects notice of such selection requesting that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part VIII of this Ordinance . . . "

Mr. Morrie Alhadeff
July 22, 1977

Page Two

Accordingly, on June 15, 1977, the Landmarks Preservation Board voted to select The Coliseum Theatre Building to be considered under the above-quoted Repeal Section of Ordinance 106348. Enclosed you will find a copy of the Board's Report on Designation based on the actions taken at the November 6, 1974 Public Hearing. The Board requests that you review the enclosed report as well as the new Landmarks Preservation Ordinance.

In accordance with Section 8.01 of the Ordinance, the Board hereby requests that you as the owner of the subject property, commence negotiations with the Board Staff on the application of controls designed to preserve the specific features or characteristics identified in the Board's Report on Designation, and the application of economic incentives, if any. You should also be aware that the provisions of Part XII of Ordinance 106348, Certificates of Approval for Alterations or Significant Changes, are in effect as of July 22, 1977. Therefore, if any changes or improvements other than in-kind maintenance and repair are planned during the designation process for any of the features specified in the Report on Designation, a Certificate of Approval will be required.

Please contact the Board Staff by August 12, 1977, in writing, indicating that you either do, or do not, wish to negotiate controls and incentives. If you choose not to negotiate incentives, or do not contact the Staff by August 12, 1977, the Staff will prepare and transmit to the Board its recommendations for controls and incentives for the subject property.

The negotiated controls and incentives or the Staff recommendations on controls and incentives will be reviewed by the Landmarks Board at a public meeting which will be held October 05, 1977, 11:00am, in the Mayor's Conference Room, 12th Floor, Municipal Building, 600 4th Avenue.

We look forward to working cooperatively with you in this process for recognizing and protecting elements of our city's heritage. Written contacts with the Board's Staff should be addressed to the undersigned.

Sincerely,


Earl D. Layman
City Historic Preservation Officer

EDL:rdg

cc: Mrs. George W. Corley, Jr.

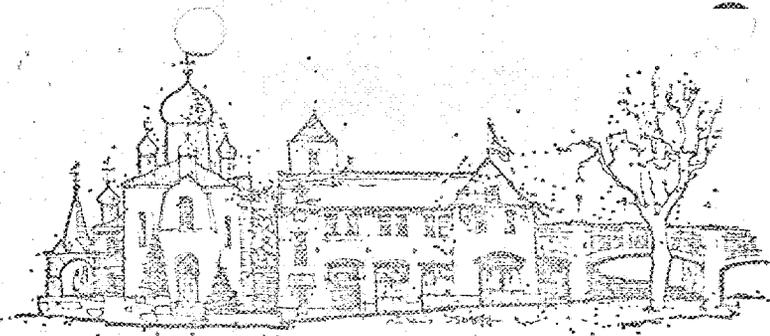
Paul Kraabel, Seattle City
Council

Al Petty, P.E., Seattle Bldg. Dept. Blair Bernson

Encl: Ordinance 106348

Report on Designation

Data Sheets



The City of Seattle

Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 623-4501

LPB-117.1/77

REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The Coliseum Theatre Building
5th Avenue & Pike Street

LEGAL DESCRIPTION: Lots 9 & 12, Block 18, A.A. Denny's 3rd
Addition.

OWNER: *Broadacres Inc.*
Morrie Alhadeff
Washington Jokey Club
634 Skinner Building
Seattle, Washington 98101

RECOMMENDATIONS FOR DESIGNATION:

On November 06, 1974, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of The Coliseum Theatre Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6(1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or

Section 6(4) - portrays the environment in an era of history characterized by a distinctive architectural style; or

RECOMMENDATIONS FOR DESIGNATION (cont.)

- Section 6(5) - embodies those distinguishing characteristics of an architectural-type by a distinctive architectural style; or
- Section 6(6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; or
- Section 6(7) - contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- Section 6(9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city;

PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The Coliseum Theatre Building -

- the exterior facade of the building and the marquee structure, including any major maintenance, such as painting or cleaning, of the 5th Avenue and Pike Street terra cotta facades.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman
City Historic Preservation Officer

/hg
072277

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported

and Adopted

AUG 17 1978

Your Committee on

to which was referred

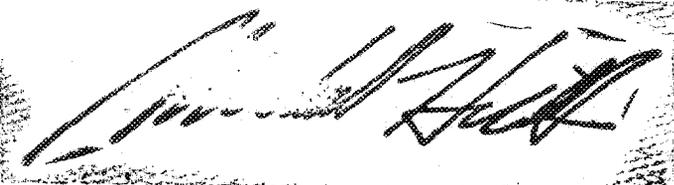
C.B. 99535

Urban Dev. & Housing

Re: Designation of Coliseum Theater as a historical landmark.

Relating to historic preservation, designating the Coliseum Theater (5th Avenue and Pike Street) as a Landmark under Ordinance 106348.

Rec. that same pass



Chairman

Chairman

Committee

Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

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

Ordinance No. 107526

was published on July 28, 1978

Subscribed and sworn to before me on

July 28, 1978

Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 107326

AN ORDINANCE relating to historic preservation, designating the Coliseum Theater (5th Avenue and Pike Street) as a Landmark under Ordinance 106348.

WHEREAS Ordinance 106348 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 December 7, 1977 recommended to the City Council that the Coliseum Theater be designated a Landmark under the above-mentioned ordinance; and

WHEREAS the Planning and Urban Development Committee of the City Council considered the recommendation of the Landmarks Preservation Board at a public hearing on January 5, 1978 and reported to the City Council in favor of such recommendation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the Coliseum Theater in Seattle, Washington as a landmark as provided in Ordinance 106348 is hereby approved, based upon the historical, architectural and cultural considerations stated in the "Report on Designation" (undated) and The Landmarks Preservation Board, Seattle Historic Building Data Sheet dated October 17, 1974. The Secretary of the Landmarks Preservation Board is hereby directed to send to the owner of record of the property designated, by registered or certified mail, and to the Superintendent of Buildings, a copy of this ordinance and a letter outlining the basis for such designation and the obligations and restrictions which result from such designation.

Section 2. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 17th day of July, 1978, and signed by me in open session in authentication of its passage this 17th day of July, 1978.

PHYLLIS LAMPHERE,
President of the City Council.

Approved by me this 26th day of July, 1978.

CHARLES ROYER,
Mayor.

Filed by me this 25th day of July, 1978.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

By: WAYNE ANGEVINE,
(Seal) Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, July 24, 1978. (C-328)